



Winkworth



HUNTS HOUSE, CHURCH STREET, WEST LAVINGTON.

Coming to the market for the first time in over 30 years, this fabulous, Grade II Listed, period property was built in 1750 by William Hunt and has been sympathetically extended by the current owners. Full of period features such as oak floors, mahogany stair rail, fireplaces, wooden shutters and solid doors, the finish is of the highest quality.

ACCOMMODATION:

Entrance Hall

Drawing Room

Study

Sitting Room

Playroom

Kitchen/Dining room

Utility Room

Boiler/Laundry Room

Wine Cellar

Five Double Bedrooms

Two Attic Bedrooms

Principal Bedroom with ensuite bathroom

Three further bathrooms

Two shower rooms

Extensive attic space

OUTSIDE:

Garden Store

Log Store

Oil Store

Summerhouse with fully fitted kitchen and BBQ terrace

2nd Garden Store

2nd Summerhouse

Tennis Court

Gravelled, gated driveway

Lawn and mature beds with pathways and seating areas.

Vegetable garden





DESCRIPTION

Classically proportioned with extensive accommodation, and beautiful, mature gardens, this property is the perfect family home. Located on the edge of the popular village of West Lavington, with easy access to Salisbury Plain, the property offers great privacy. Built of brick with roughcast render to the northern elevation, under a slate roof, the Portico is of Tuscan stone and approached via a gated, gravelled drive.

The portico leads through to the entrance hall, with sweeping staircase and oak floor. The hall is flanked by the large study with fitted bookshelves on one side and the drawing room on the other both with open fires.

The kitchen/dining room on the west side is the perfect place for family living with log burner and French windows out to the terrace and views over the stream and gardens. Painted wooden kitchen units are topped with granite worksurfaces in the middle of which is a four oven, oil fired AGA. There is also a large walk-in pantry to one side. Beyond this, in the 21st Century, two-storey extension, is a purpose-built utility room and laundry room.

The reception rooms are large and well-proportioned with high ceilings, cornicing and fireplaces. The north and west facing drawing room also opens out to the gardens via large French windows onto the terrace. As well as the study, there is a playroom and family sitting room, all with oak floors and fireplaces.

The first-floor bedrooms are all large doubles one of which has an en suite bathroom and the principal is suitably expansive with further ensuite bathroom with shower and double sinks. On the second floor are two further attic bedrooms, one of which is en suite. This could easily be set up as a one-bedroom flat or offices.

Outside there is a large lawned area running down to the stream and beyond this, over a bridge, are further terraced beds with mature shrubs and seating areas. A large summerhouse with kitchen and BBQ terrace is to one side and behind this is the tennis court with further summerhouse. There is also a large tool and outside furniture shed. To the rear of the house are two further sheds and log store as well as an east/south facing second terrace/seating area.



LOCATION

West Lavington is a popular village situated in the heart of Wiltshire on the north side of Salisbury Plain. The village has a public house, a village shop and a doctor's surgery as well as an excellent primary school, with Lavington School for seniors in the adjacent village of Market Lavington. The private sector is well represented by Dauntsey's which is in the centre of the village. Marlborough College, Warminster School and St Margaret's and St Mary's Calne are all within a thirty-minute drive.

The surrounding countryside is extensive, offering first class opportunities for walking, riding and cycling on Salisbury Plain. Devizes is just five miles away and has a variety of independant shops, supermarkets and restaurants to suit all tastes and budgets as well as a sports centre, several private gyms and library. There is also an excellent produce market every Thursday in the town.

Salisbury and Bath are both within 25 miles and the railway stations at Pewsey, Chippenham, Westbury (London Paddington) and Grateley (Waterloo) are all within half an hour.

SERVICES

Oil fired central heating and AGA
Mains water and electrics
Septic Tank- Klargestar

EPC Band E
Wiltshire council tax Band H
Grade II Listed

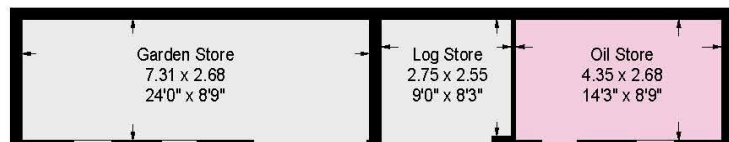




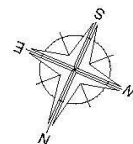




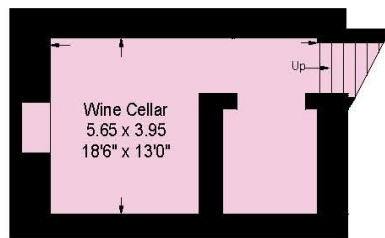




Outbuilding



- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage
- Outside Space



Cellar

Approximate
Gross Internal Floor Area
House: 599sq.m. or 6448sq.ft.
Outbuilding: 39sq.m. or 420sq.ft.
Total: 638sq.m. or 6868sq.ft.

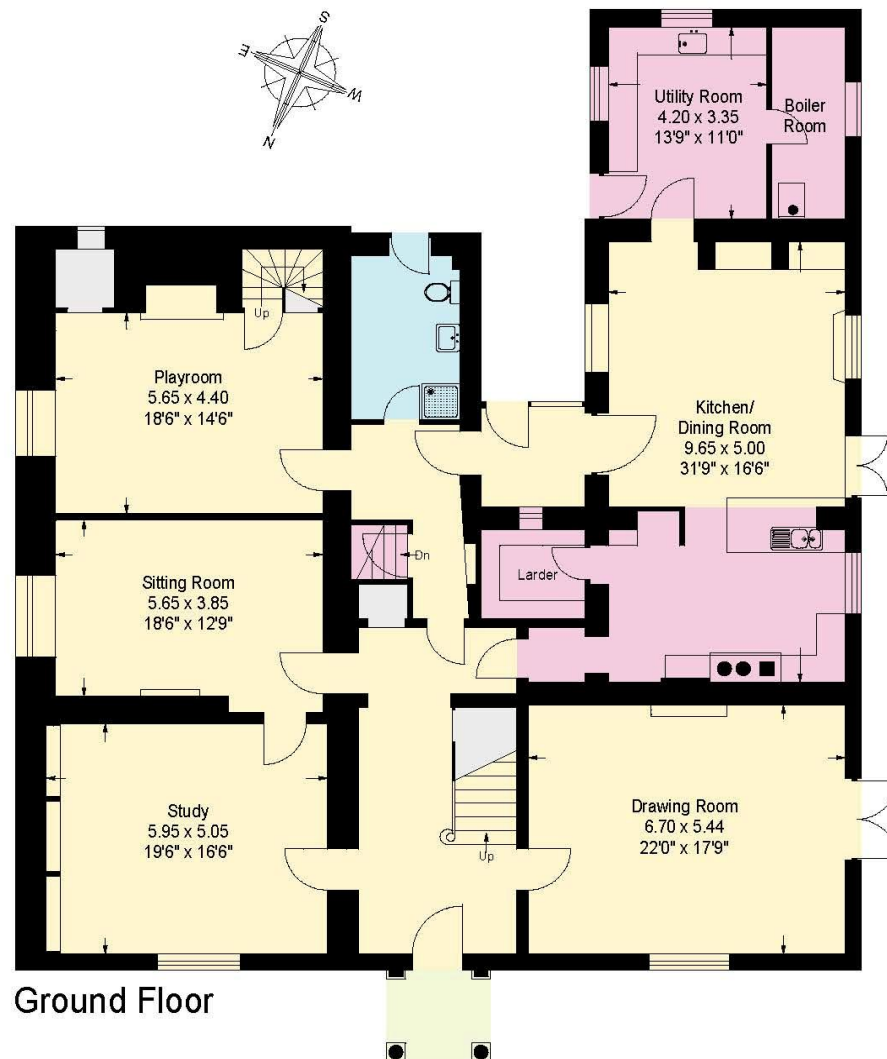
(Attic Space: 99sq.m. or 1066sq.ft.)

Denotes areas below 1.5m
Total: 31 or 334sq.ft.

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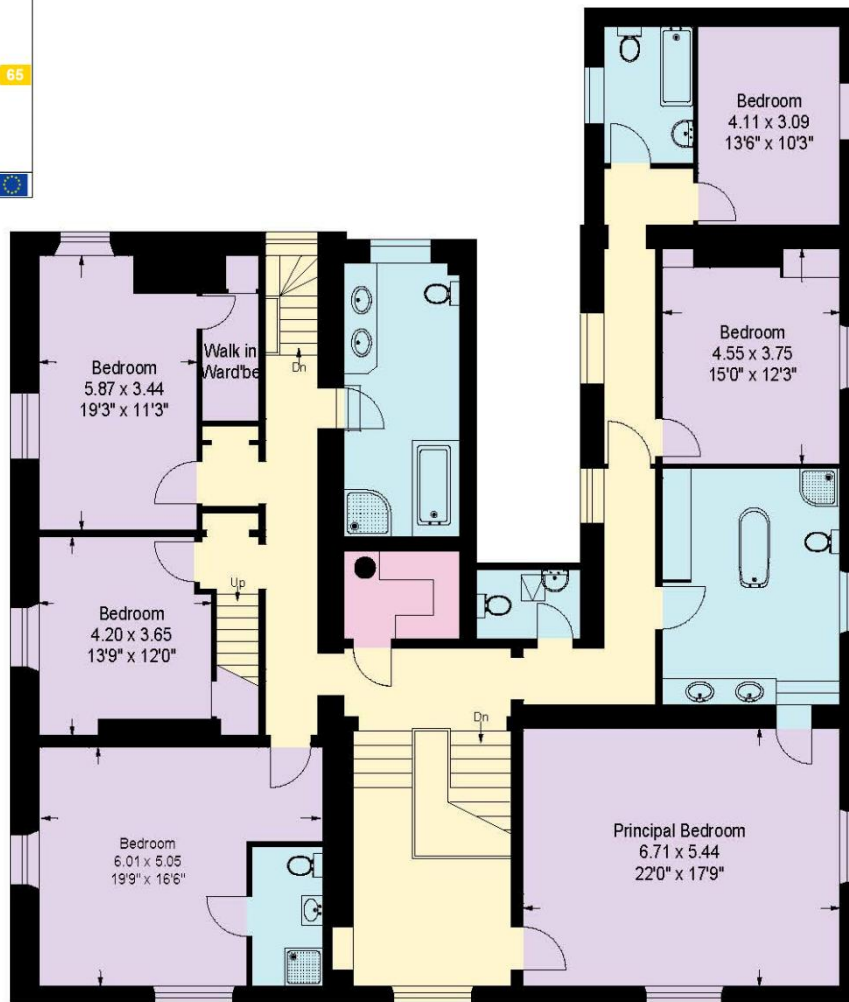
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Constructed in accordance with the IPMS code of measuring practice, this plan is for layout guidance only. It is not to scale, unless specified. Please check all dimensions & shapes before making any decisions reliant upon them.



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



First Floor



Second Floor