

WATER HOUSE

Water Street, Berwick St John, Wiltshire





WATER HOUSE

WATER STREET, BERWICK ST JOHN,
WILTSHIRE, SP7 0HS

A handsome south facing
Georgian fronted village house
with superb ancillary cottage,
charming gardens, paddock and
delightful rural views.

Hall | Drawing Room | Dining Room | Sitting Room | Kitchen/Dining Area
Boot Room | Larder | WC | Principal Bedroom suite with dressing room
& bathroom | 3 further Bedrooms & Shower room | Impressive studio/
office/guest bedroom | with WC.

Charming 2 bed ancillary cottage | double and single garages
Pretty gardens with a variety of terraces and seating areas | Green house
& vegetable garden | Paddock with additional parking | stunning views

In all 1.84 acres.



RV
RURAL VIEW

The Loft, Tisbury,
Wiltshire, SP3 6JG

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SITUATION

Water House is situated on a small lane of pretty cottages and houses in the highly desirable rural village of Berwick St John and is surrounded by glorious countryside below Winklebury Hill. This attractive community is located at the head of the Chalke Valley and in the lee of the undulating downland of the Cranborne Chase on the Wiltshire/Dorset border. Win Green, a local beauty spot known for its spectacular views is also close by. The village has a 14th Century church and a 17th Century dining pub, The Talbot Inn. Ludwell is 3 miles away and has an excellent village shop/post office, a butcher, a primary school and two pubs. The larger village of Tisbury and the market town of Shaftesbury each offer a good choice of independent shops, boutiques and eateries with amenities including sports centres and medical facilities. The former also has a station with direct rail services to London (Waterloo) and is home to Messums Wiltshire Art Gallery. Salisbury and Bath are within reach via the A30 / A36 whilst the A303 is 10 miles to the north giving access to the West Country, London and the motorway network. Berwick St John is in an Area of Outstanding Natural Beauty with International dark sky status and is an ideal base from which to explore many miles of footpaths and bridleways. A variety of rural pursuits are available including walking, riding, cycling, fishing and traditional field sports. Racing is at Salisbury, Bath and Wincanton with golf at Tollard Royal and Salisbury. Many families are drawn to South Wiltshire by the quality of life and excellent schools in both the state and private sectors. There are several excellent dining pubs in the vicinity as well as many places of interest such as the Longleat Estate, Old Wardour Castle, Stourhead Gardens and Wilton House.

DESCRIPTION

Water House dates from 1850 constructed of stone with a slate/tile roof. The property has been significantly renovated, to include rewiring and replumbing within the past 10 years by the current owners, whilst retaining many character features. There are attractive sash windows throughout the property some of arch design and mostly oak flooring through the downstairs. In particular, the kitchen has been completely remodelled and comprises fitted units made by the English Joinery company, a 2 oven aga, 2 Gaggenau ovens, a calor gas hob, a larder area with fridges and a walk-in pantry. The dining end of the kitchen overlooks the front garden and has an attractive fireplace with a wood burner. The pretty sitting room has a fireplace with wood burner and enjoys far-reaching views over the garden and beyond. The impressive drawing room to the back of the house overlooks the garden, has oak flooring and fireplace with jet master fire. Off the drawing room is the dining room, originally a conservatory which the current owners have rebuilt to create a lovely room for entertaining with French doors out to the garden. Upstairs are 4 double bedrooms with the main bedroom to the front of the house, with dressing area and en suite bathroom and a family shower room. It is worth mentioning that the loft is a large area and subject to the necessary planning consents has potential for extra accommodation. The main house is fully wired for high definition, multi-room audio.

Spring Cottage is situated to the front of Water House overlooking Water Street. The cottage provides attractive separate accommodation. There is a fitted kitchen, off which is a dining room and then through to a cosy sitting room with pretty Victorian fireplace. The upstairs of the cottage comprises 2 double bedrooms and a shower room.

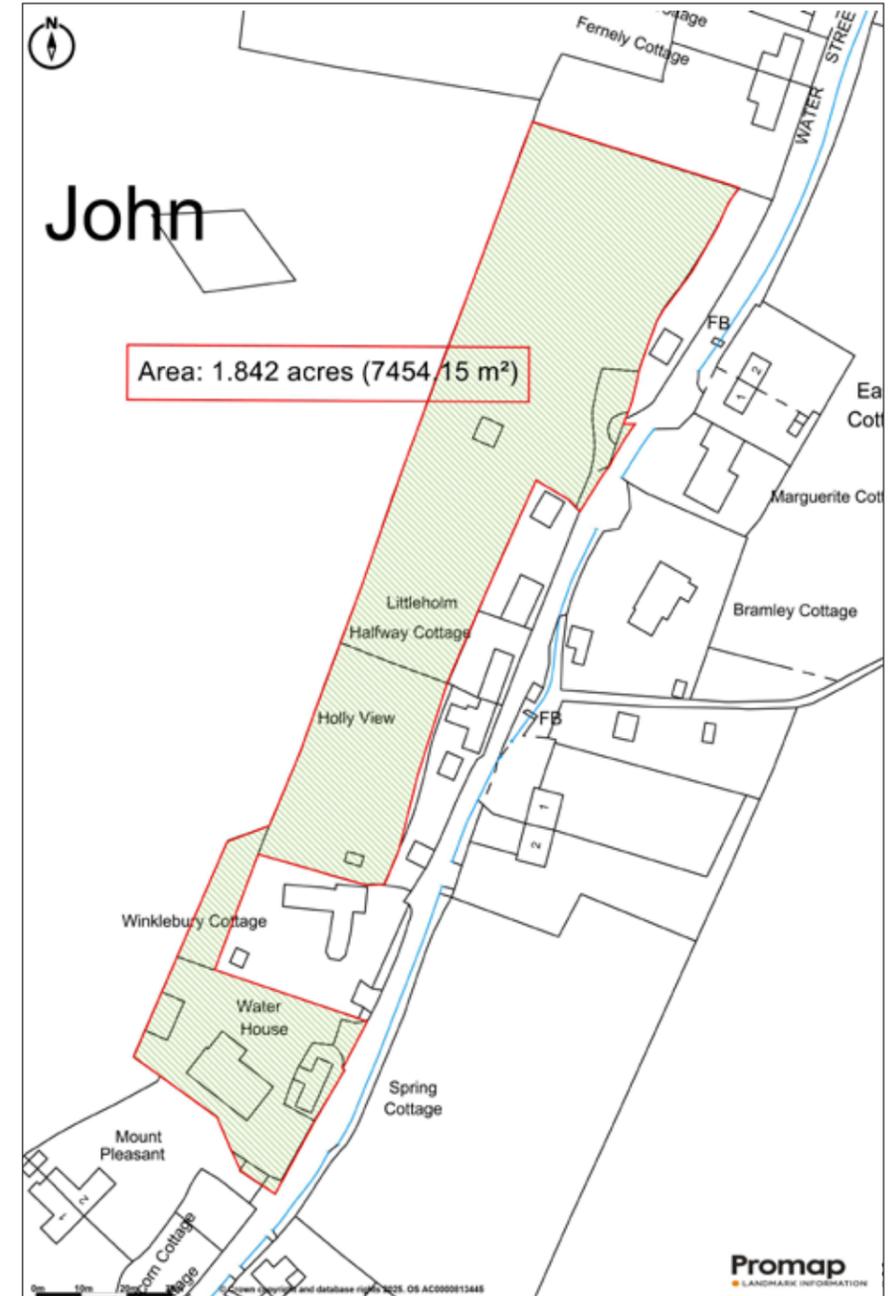
Outside the property there are extensive gardens and a field, in all about 1.842 acres (see map). The gardens are mainly laid to lawn with mature trees and hedge planting, to include yew, box and hornbeam. There are a number of terraces situated in the garden from which to sit and enjoy the far-reaching views. At the top of the garden is a superb modern garden studio/office, a wonderful space to work or for guests to stay. The property has one double garage and a single garage, with parking space for a number of cars.

DIRECTIONS (SP7 OHS)

Directions from Tisbury proceed through Ansty and at the junction with the A30 turn right towards Shaftesbury. After around 4 miles take the left turn signed to Alvediston & Berwick St John, at the T junction turn left and continue into the village. At the sharp left-hand bend take the turn on the right by a stone bus shelter into Water Street. Follow the lane round to the right passing the village hall and the property will be found on the right-hand side next to Spring Cottage. Park in front of double garage off the lane next to Spring Cottage.

What 3 words: arts.testy.eagle





GENERAL REMARKS & STIPULATIONS

TENURE
Freehold

LOCAL AUTHORITY & COUNCIL TAX BAND
Wiltshire Council:
House band G
Cottage band A

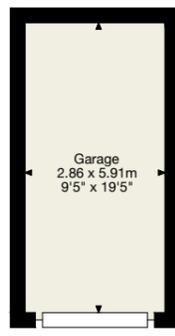
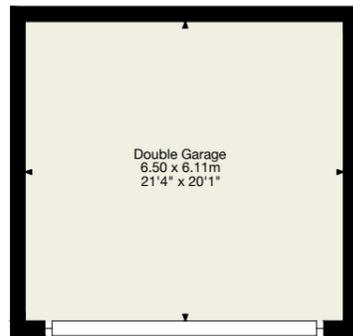
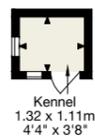
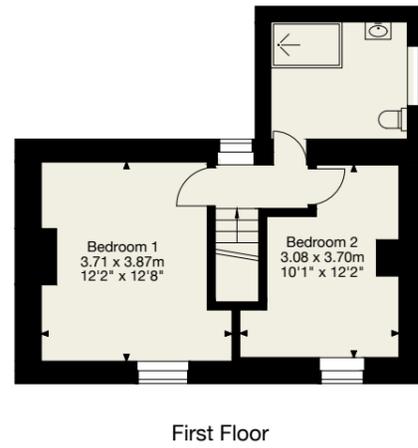
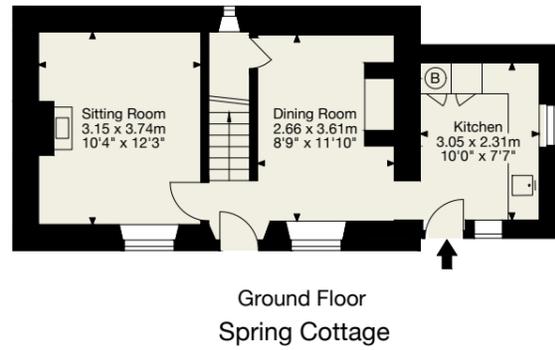
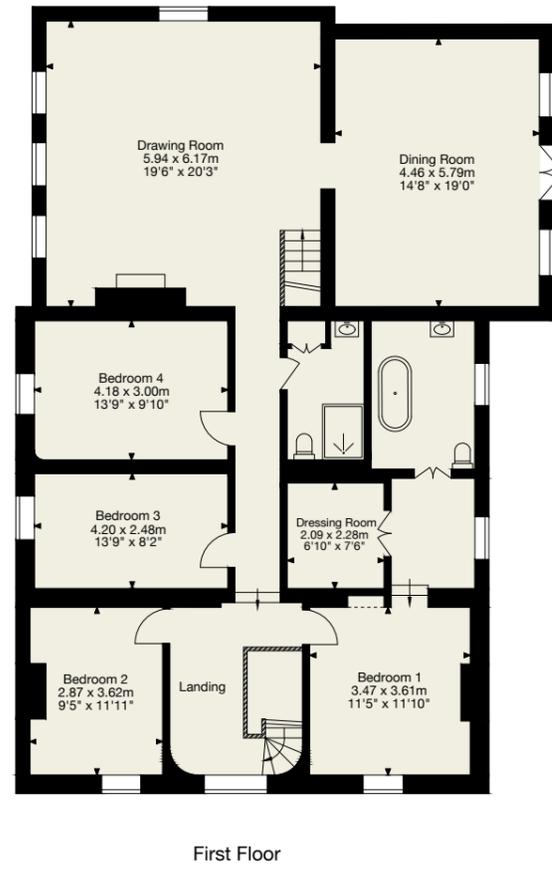
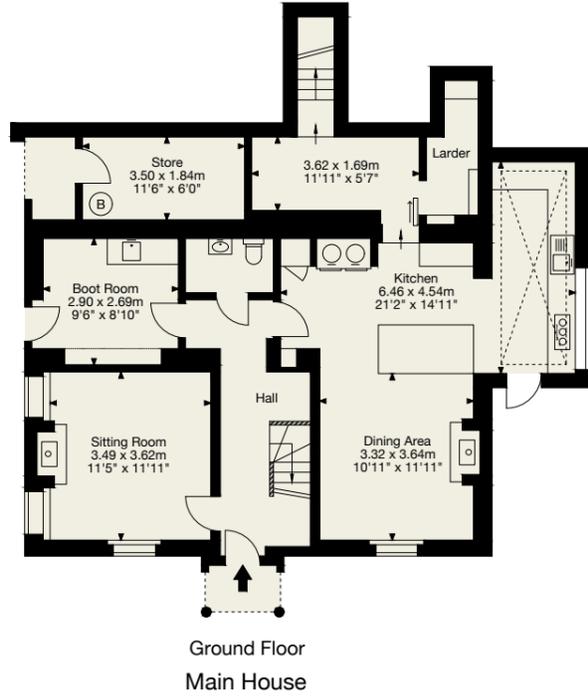
EPC
House E.
Cottage F

SERVICES
Mains water, electricity and drainage.
Oil fired heating. Wessex Fibre broadband.

VIEWINGS
Viewing by appointment with agents
Rural View.



Water House, Water Street, Berwick St John, Shaftesbury SP7 0HS
 Gross Internal Area (Approx.)
 Main House = 252 sq m / 2,712 sq ft
 Spring Cottage = 68 sq m / 731 sq ft
 Garages = 56 sq m / 602 sq ft
 Garden Studio/Office = 36 sq m / 387 sq ft
 Kennel = 1 sq m / 10 sq ft
 Total Area = 413 sq m / 4,442 sq ft



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