

THE REEDS

BARFORD ST MARTIN, WILTSHIRE



RV
RURAL VIEW

THE REEDS

Shaftesbury Road, Barford St Martin, Salisbury, Wiltshire SP3 4BL

Wilton 3 miles, Tisbury 7.5 miles, Salisbury 6.5 miles, Shaftesbury 14.5 miles,

An improved & well maintained detached modern home situated in a desirable Nadder Valley village with well-presented family accommodation

Reception Hall | Good-Sized Sitting Room

Open Plan Kitchen/Dining Room

Four Bedrooms, one with an En-Suite Shower Room | Family Bathroom

Utility Room | Cloakroom

West Facing Garden | Detached Garage | Ample Parking



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SITUATION

The Reeds is located close to the heart of the popular rural village of Barford St Martin with ready access to an extensive network of footpaths, ox droves and bridleways including one leading to Grovely Wood, one of the largest areas of ancient woodland in South Wiltshire and which is situated on a ridge separating the Nadder and Wylde Valleys. The village has a 16th century coaching inn, The Barford Inn, a parish church, 11th Century preaching cross, nursery school and a nearby petrol station with a mini supermarket.

Wilton, the ancient capital of Wessex and famous for the stately home and gardens of Wilton House, is just three miles away and provides shopping for most everyday needs. The medieval cathedral city of Salisbury is just beyond and offers more comprehensive shopping, leisure and cultural facilities as well

as a district hospital and a station with direct rail services to London (Waterloo).

The region's other principal towns including Bath, Blandford, Shaftesbury, Sherborne and Warminster are all accessible via the local road network as is the South Coast, the West Country and the motorway network. Many families are drawn to South Wiltshire by the excellent choice of state and private schools situated in both Salisbury and the surrounding area.

Set amidst the particularly attractive undulating countryside of the Nadder Valley, part of the Cranborne Chase National Landscape, Barford St Martin is an excellent base from which to enjoy a huge variety of rural pursuits including walking, riding, cycling and field sports. The Rivers Nadder & Wylde are both famous for their excellent fishing, sailing can be found at Shearwater near Warminster, racing is at Salisbury, Bath and

Wincanton and golf at Tollard Royal, Warminster and Salisbury. 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, Fovant Badges and Stonehenge.

PROPERTY

The Reeds is a detached modern house built in the late 20th century with red brick external elevations under a tiled roof. The property has been well maintained by the present owners who have also been responsible for a number of alterations and improvements to create a well-presented family home with good living space.

The accommodation on the ground floor includes a welcoming reception hall and a spacious double aspect sitting room with

bi-fold doors to the garden and a fireplace with a woodburner. The kitchen and dining room have been opened up to provide a good-sized light and airy kitchen/diner with a generous range of fitted units, polished granite worksurfaces and built-in appliances whilst the dining area has bi-fold doors to the rear and a door to the side. Also on this level is a utility room and cloakroom. Upstairs on the first floor is a galleried landing, four bedrooms including a large principal room with an en-suite shower room with a walk-in shower and a well-appointed family bathroom.

OUTSIDE

A gravelled drive with flower and shrub borders at the front provides ample parking and has automated gates to the side leading to the detached garage with a roller door, power, light and a work bench. The West facing rear garden has paved patio

areas, lawn, flower and shrub borders, raised vegetable beds, a greenhouse, garden shed and a bicycle/log store.

DIRECTIONS (SP3 4BL)

Travelling on the A30 from Shaftesbury towards Salisbury, on entering Barford St Martin, the property will be on the left opposite the turning into The Cleeves and before the bend by the Barford Inn.

What3words: admits.permanent.inspects

TENURE

The tenure of the property is freehold.

SERVICES

Mains water, electricity and drainage, oil fired heating.

LOCAL AUTHORITY

Wiltshire Council.

OUTGOINGS

Council tax band F

EPC

E (53) – Please refer to the agents for the complete certificate

BROADBAND

Download speeds from Ofcom:

Standard 6Mbps, Superfast 80Mbps

We have been informed that the property is connected to full fibre with a 1000Mbps download speed

VIEWINGS

Strictly by appointment with Rural View.

