

LEAT HOUSE

WATER STREET, BERWICK ST JOHN, WILTSHIRE



Tisbury Station 6 miles (London Waterloo 1hr 50mins), Shaftesbury 6 miles, Salisbury 17.5 miles, Bath 37 miles.

LEAT HOUSE

Water Street, Berwick St John, Wiltshire, SP7 0HS

A STYLISH & WELL-PRESENTED VILLAGE HOUSE WITH ATTRACTIVE LANDSCAPED GARDENS AND RURAL VIEWS

Hall | Sitting Room | Study | Kitchen/Dining Room | Utility/Boot Room | Garden Room | WC

4 Bedrooms | 2 Bath/Shower rooms (1 en-suite)

Charming landscaped gardens with terracing | Double Garage with workshop | Storage room above Garage | Further Garden Store

Outstanding rural views

EPC : D



RV RURAL VIEW

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SITUATION

Leat 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.

PROPERTY

Leat House sits in a delightful elevated position built about 25 years ago of mellow green sandstone elevations under a tile roof. The house is well-designed offering spacious, light and airy accommodation which flows well off a central hall.

Internally the house offers well laid rooms, hosting a wealth of period style features including stone & tiled floors, a carved stone fireplace with Jetmaster open fire, extensive cupboards / shelving and storage. The kitchen / dining room has an excellent range of cupboards with granite worktops and central island also with granite top and integrated power. Electric 2 oven Aga, Oven and induction hob, integrated fridge / freezer and dishwasher.

On the first floor there are 4 bedrooms, 1 with an ensuite shower, and a further beautifully fitted family bathroom. The bedrooms have fitted cupboards and great views. There is also a useful storage attic. For room layouts and measurements please see floor plans.

OUTSIDE

Approached from the lane over a sweeping gravel drive leading to a parking area in front of a stone / tile double garage. This has electric up and over doors with a useful workshop to the side, glasshouse and raised vegetable bed. Steps lead up to the house with a variety of well stocked herbaceous borders and lawn to the side and rear. Adjoining the house is a flagstone terrace and water feature. The blue door in the attractive stone wall serves as a trompe l'oeil. Several paths have been created in the bank which has been turfed with wild flowers. These

provide ideal seating areas to admire the views or enjoy a drink at sunset.

TENURE

The tenure of the property is freehold.

DIRECTIONS (SP7 0HS)

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 past the village hall and the property will be found on the right towards the top of the lane before the junction.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Electric Aga with AIMS control.

LOCAL AUTHORITY

Wiltshire Council.

OUTGOINGS

Council tax band G.

FIXTURES AND FITTINGS

Unless specifically mentioned all fixtures & fittings and garden statutory are excluded from the sale. Some items may be available by separate negotiation.

VIEWINGS

Strictly by appointment with Rural View.



MAIN HOUSE

2,421 Sq Ft - 225 Sq M

GARAGE

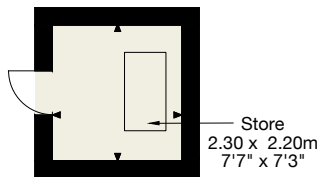
624 Sq Ft - 58 Sq M

OUTBUILDINGS

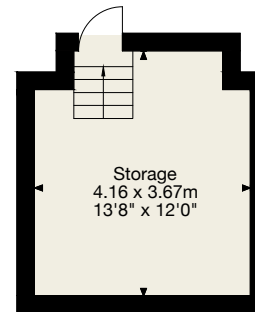
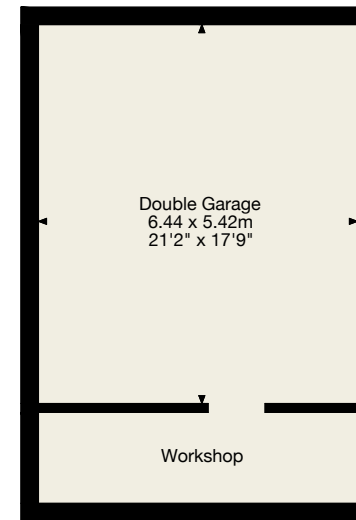
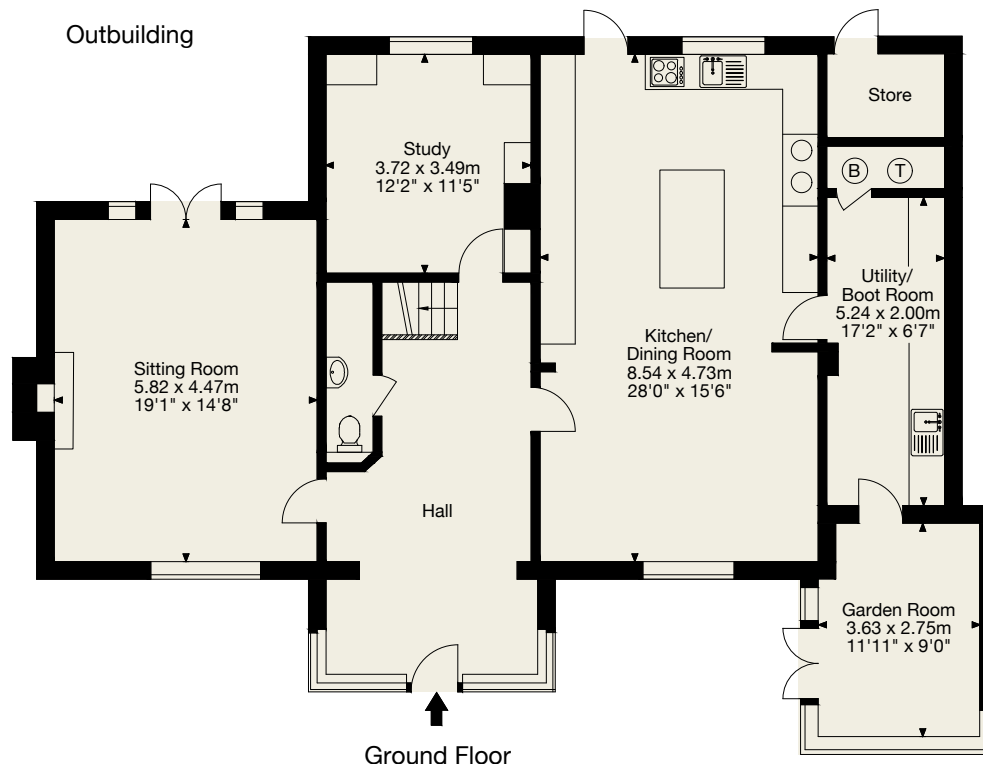
53 Sq Ft - 5 Sq M

TOTAL

3,098 Sq Ft - 288 Sq M

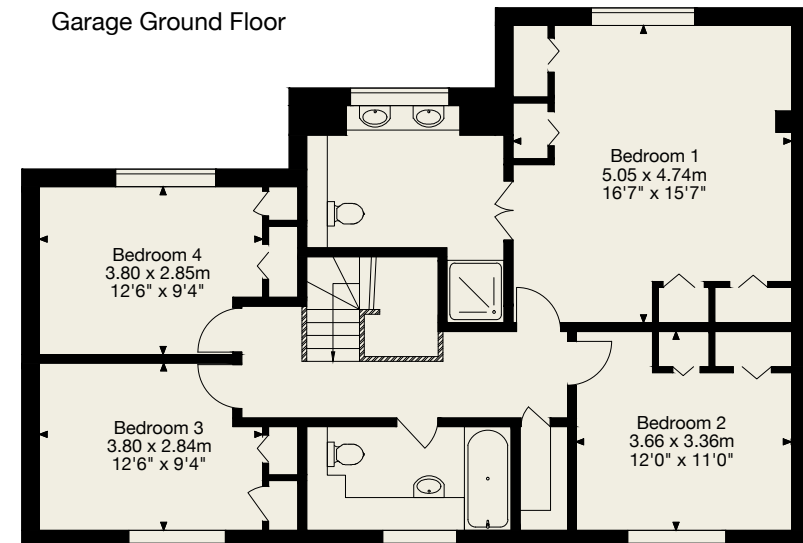


Outbuilding



Garage First Floor

Garage Ground Floor



First Floor

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