



LONGHEDGE BARN, LONGHEDGE, WILTSHIRE, SP4 6RS
£875,000 FREEHOLD

Winkworth

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Stylish and Modern Barn with Stunning Rural Views

Nestled within a charming hamlet, this stylish and contemporary barn enjoys an enviable position with glorious rural views and direct access to footpaths. While offering a tranquil setting, the property also benefits from convenient access to a main road. With just one owner since its construction in 2021, this home has been beautifully maintained.

The entrance hall makes an immediate impression with its striking full-length glazing, allowing an abundance of natural light to flood the space. The dual-aspect sitting room features French doors that open onto a patio, providing the perfect outdoor seating area. The contemporary kitchen is well-equipped with integrated appliances and a central island, offering ample space for dining. French doors lead from the kitchen onto another patio, creating an ideal area for alfresco dining and entertaining. A separate utility room provides space for a washing machine and access to the rear of the property.

The ground floor also includes a guest bedroom with an ensuite shower room, a study, and a downstairs cloakroom.

Upstairs, a stunning galleried seating area provides a quiet retreat, again benefiting from the home's abundant natural light. The principal bedroom offers the luxury of a walk-in dressing room with integrated shelving, as well as a beautifully appointed en-suite shower room with a generous walk-in shower.

A further spacious double bedroom with full-length fitted wardrobes and a fourth double bedroom completes the upper floor, with all three rooms enjoying uninterrupted rural views over the surrounding fields.

The family bathroom is elegantly designed with a walk-in shower, a bath, and dual "his and hers" sinks. Additional contemporary features include Velux blinds with rain-sensitive glazing and automatic controls.

Set back from the lane, the property boasts a gravel driveway with ample parking for multiple vehicles. There is also an oak-framed barn with a single garage, a carport, and an EV charging point.

The south-westerly facing garden offers a high degree of privacy, bordered by mature laurel hedging, walls, and panel fencing. The wraparound garden features a gravel area perfect for potted plants, an elevated lawn, a charming ornamental pond, and various patio areas ideal for outdoor entertaining and socializing.

Of particular note is the separate cob barn, which offers a range of potential uses, subject to the necessary consents.

This exceptional home truly needs to be seen to be fully appreciated. Viewing is highly recommended.



LOCATION

The property is located on the northern outskirts of Salisbury, approximately three miles from the city's historic Cathedral. It is also a short distance from Old Sarum, the site of Salisbury's earliest settlement, dating back to the Iron Age.

A good range of local amenities can be found at Longhedge, including a general convenience store and a bakery, along with a nearby petrol station. Regular public transport provides easy access to Salisbury city centre in approximately 10 to 15 minutes.

For those who enjoy outdoor pursuits, the area offers various footpaths, particularly those leading to the ancient fort and cathedral ruins at Old Sarum, as well as Monarch's Way and scenic countryside walks in the surrounding area.

For commuters, Salisbury's mainline railway station provides a direct service to London Waterloo in approximately 80 minutes. The city itself has a thriving community atmosphere, with a twice-weekly charter market, a renowned theatre, and an excellent selection of shopping and recreational facilities. Salisbury offers convenient access to the south coast, as well as Bath, Winchester, and Southampton. The nearby A303 connects to the M3 for travel to London or westward towards Exeter and the West Country.

DIRECTIONS

What3Words - recently.vacancies.surprises

Leave Salisbury via the A345 Castle Road, heading north. Continue past Old Sarum on the left-hand side. At the Beehive Roundabout, proceed straight towards Amesbury. Continue straight over at the second roundabout. After a short distance, take the second left-hand lane, marked by a Winkworth For Sale board. Follow the drive almost to the end, where the property can be found on the left-hand side.

Council Tax Band G

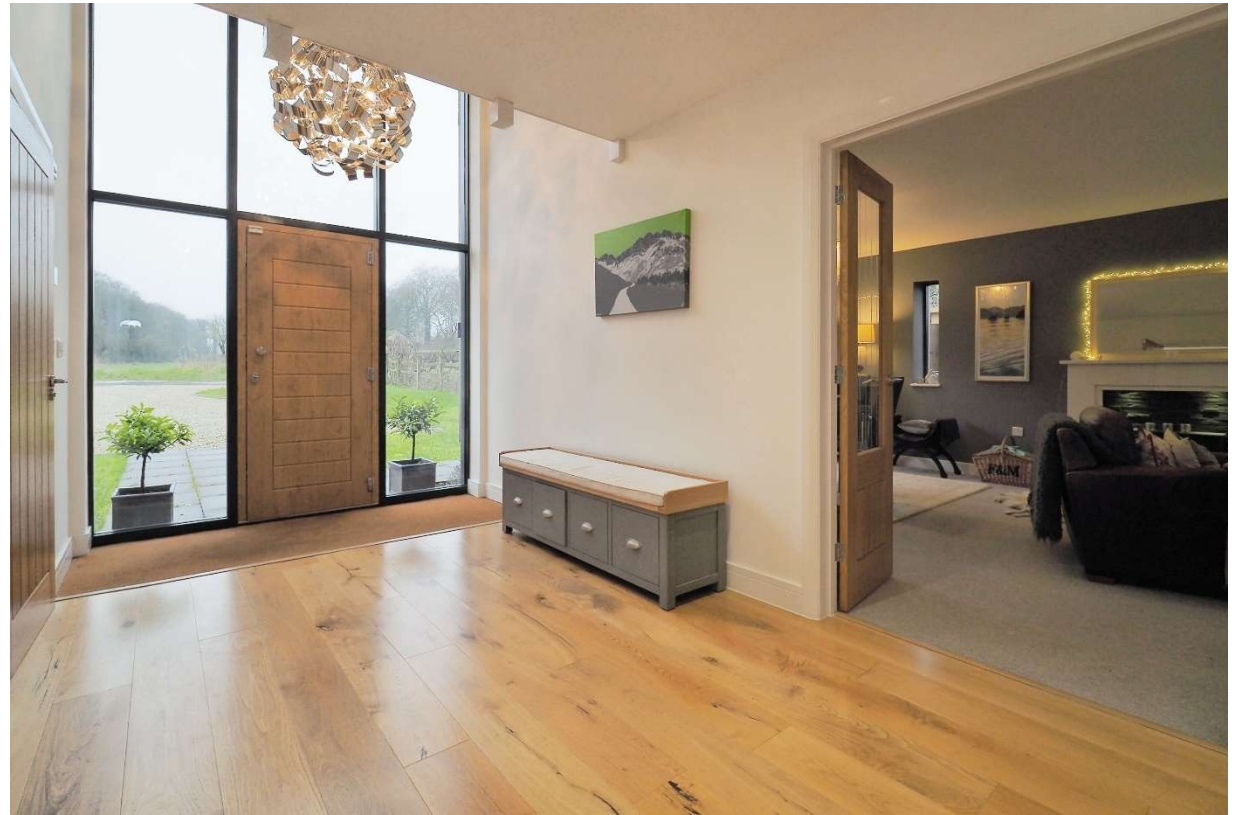
Private drainage

Air source heating

Ultrafast Broadband available

Mobile coverage limited indoors with O2

Mobile coverage likely outside with EE, Three, O2 and Vodafone





Total floor area 234.0 m² (2,518 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			102
(92-)	A		
(81-91)	B	87	
(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	

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