



ALTON PARVA HOUSE, ALTON PARVA, FIGHELDEAN, WILTSHIRE, SP4 8LF

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BAXTERS
PROPERTY & LAND AGENTS



ALTON PARVA HOUSE, ALTON PARVA, FIGHELDEAN, WILTSHIRE, SP4 8LF
PRICE GUIDE £750,000

Set within partly walled grounds of just over an acre, surrounded by wonderful open countryside and woodland, Alton Parva House is a handsome, characterful, detached country property of good proportions.

This light and airy family home retains much original character and is offered for sale in excellent order, fully double glazed and centrally heated via an oil fired boiler to radiators. There is an elegant reception hall, two separate reception rooms with working fireplaces and a lovely farmhouse kitchen with a mixture of original fitted cabinetry and contemporary units. Off the kitchen is a side lobby with access to a large boiler room and ground floor cloakroom.



The first floor has a full galleried landing with windows overlooking the grounds and surrounding countryside; there is a master bedroom suite, three further double bedrooms and a family bathroom, all of which have picturesque views.

Planning consent was granted on 30 October 2018 (Wiltshire Council Planning Reference 18/08500/FUL) for the addition of a full two storey extension to the left hand side of the house which will provide a master bedroom suite, dining room, utility room and ground floor cloakroom. Within the same consent permission has been granted for the erection of a substantial detached triple bay garage block with first floor accommodation; the computer generated image (CGI) shows Alton Parva House as it would be if the Planning Consent were implemented. The floor plan identifies the proposed extension to the house in yellow.

The settlement of Alton Parva lies adjacent to the Wiltshire village of Figcheldean and approximately 4 miles to the north of the historic market town of Amesbury which offers a comprehensive range of shopping and leisure facilities together with schooling. Figcheldean has an Infant and Junior School and the rural settlement/hamlet of Ablington, adjacent to Figcheldean, also has a hugely popular pre-school. The medieval cathedral city of Salisbury, approximately 12 miles to the south, offers a good range of social, cultural and educational amenities including the Salisbury Playhouse, Arts Centre and cinema, historic Charter market, a variety of state and private, primary and secondary schools and mainline railway station serving London (Waterloo) and the West Country. The historic country town of Marlborough lies approximately 16 miles to the north, the attractive village of Pewsey with its railway station lies approximately 10 miles to the north. The A303 with its links to the M3 (London and the West Country) is approximately 3 miles away.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band: F - £2,629.39 for year 2019/20. Fully double glazed. Oil central heating. Mains electricity and water connected. Private drainage.



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Approximate Gross Internal Area -> 147 sq m / 1577 sq ft
 Proposed Approximate Gross Internal Area -> 216 sq m / 2327 sq ft



FLOOR PLAN SHOWING PROPOSED EXTENSION IN YELLOW

PRODUCED FOR BAXTERS 2018
 This illustration is for identification purposes only.
 Not drawn to scale, unless stated.



CGI OF ALTON PARVA HOUSE SHOWING PROPOSED EXTENSION AND GARAGE BLOCK

DIRECTIONS: From Salisbury proceed in a northerly direction along the A345 into and through the country town of Amesbury. At the Countess Roundabout continue straight across onto Countess Road (A345). At the next roundabout continue straight over onto the A345 (Netheravon Road) and continue, passing the row of houses on the left hand side, straight across the mini roundabout and follow the road for approximately 1.7 miles whereupon you will find the Baxters For Sale sign on the right-hand side showing the entrance to Alton Parva. If you reach the turn to Figheledean, turn round, proceed to the brow of the hill and turn left into Alton Parva.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy. Ref. 10460-2

