



PORTON HOUSE, WINTERSLOW ROAD, PORTON, SALISBURY, WILTSHIRE, SP4 0JU

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



**PORTON HOUSE, WINTERSLOW ROAD, PORTON, SALISBURY, WILTSHIRE, SP4 OJU
PRICE GUIDE £595,000**

Porton House is a substantial detached village residence offering flexible family accommodation and an Annexe initially designed to facilitate a self-contained office/business. The property is accessed off the village road via a gated drive to a large courtyard, with excellent parking and a large garage. The garden is a generous size accessible off the drive, is laid mainly to lawn with a variety of mature shrubs and trees; there is also a large timber garden shed/outbuilding.

We understand that the original portion of Porton House dates from around the 1850's and has been a family home, the village post office, the village shop and more recently has been reinstated as a family home; the extensive cellar was formally utilised by a commercial wine merchant and is accessible via a trapdoor and staircase. The property was extended in the late 1940's creating what is now the study and utility room; in 2006 an old barn structure was removed from the rear and replaced with a farmhouse kitchen with vaulted ceiling, which links to the Annexe, designed with separate external access to a self-contained office and store room upstairs, with hall, shower room and garage/workshop downstairs. Also in 2006 the entire property drainage system was renewed and connected to the mains.

The accommodation presently comprises at least 4 bedrooms and 5 reception rooms (one or more of these would work as bedrooms), 2 shower rooms and a family bathroom and large welcoming main reception hall. The two-storey Annexe (highlighted in yellow on the floor plan) with its large hall, own external access, ground floor shower room and garage downstairs with study/landing and bedroom/playroom/studio upstairs could readily be converted into additional self-contained domestic accommodation. In addition, there is a very useful utility room and a large cellar of about 21'10" x 9'4" with natural light, power and light and extensive wine racking.

Porton House is centrally heated via a mains gas fired boiler to radiators, double glazed, has solar panels generating up to 3.9 kW and is offered for sale with immediate vacant possession.

Porton is a popular village about 5 miles to the north east of Salisbury located in the Bourne Valley. Local facilities include a shop, doctors surgery, primary school, pub, hairdresser and very busy garden and aquatic centre. Salisbury offers a comprehensive range of shopping, recreational, cultural, educational and medical amenities including a theatre, cinema and arts centre, twice weekly market, a variety of private fitness centres, Five Rivers Health and Wellbeing Centre, tennis clubs, golf courses and Salisbury District Hospital (on the southern edge of the city). Salisbury has a mainline railway station serving London (Waterloo) and the West Country; there is also a station at Grateley approximately 13 minutes drive away. There are good road links to London via the A303/M3.



Porton House, 58 Winterslow Road, Porton SP4 0JU

Approximate Gross Internal Area :- 244 sq m / 2624 sq ft
 Garage Approximate Gross Internal Area :- 21 sq m / 231 sq ft



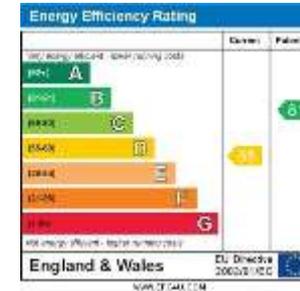
Bedroom



Rear Hall



Bedroom/Playroom/Studio



Cellar

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E - £2,418.63 for year 2021/2022. All mains services connected. Gas central heating. Windows: Fully double glazed. Solar panels.

DIRECTIONS: Leave the cathedral city of Salisbury via the A30 and take the A338 towards the Winterbournes. Follow the road all the way through Winterbourne Earls, Winterbourne Dauntsey and Winterbourne Gunner and turn right at the roundabout continuing on the A338 towards Porton. Upon entering the village turn right at the crossroads towards the village centre. Proceed passing the village shop on the right hand side and continue for a short distance where Porton House will be found on the right hand side clearly identified by the BAXTERS For sale sign.

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:10605