



Fox Grant

HACKTHORNE HOUSE

HACKTHORNE, SALISBURY, WILTSHIRE

A Versatile Family Home Enjoying River Frontage, Situated In An Attractive Edge Of Village Location,
Enjoying Easy Access To Excellent Communication Links

SITUATION

A303 2 miles, Grateley 10 miles, Salisbury 11 miles, Andover 15 miles, Winchester 33 miles, London 85 miles

Mainline trains: Grateley to London/Waterloo (80 minutes), Salisbury to London/Waterloo (90 minutes)

International Airport: Southampton 44 miles, London Heathrow 73 miles

Hackthorne House is situated in an attractive, waterside location within the popular hamlet of Hackthorne, a designated Conservation Area and Site of Special Scientific Interest abutting the River Avon. The property enjoys excellent communication links with Marlborough to the north, Salisbury to the south, Winchester to the east and the A303 just 2 miles south connecting London to the West Country. Mainline train services are also available from Grateley and Salisbury.

Education There is an excellent range of schools in the Salisbury area including Bishop Wordsworth and South Wilts Grammar Schools, plus a host of private schools including: Godolphin, Chafyn Grove and Cathedral School with Dauntsey's and Warminster to the north west and St Mary's and Port Regis near Shaftesbury south west. Durrington has its own primary and secondary schools. Further details for independents can be obtained from isc.co.uk or via schoolsearch.co.uk. More comprehensive state school information can be obtained via the local authority at wilts.gov.uk.

Local, Sporting & Recreational Facilities The countryside surrounding Hackthorne has immense historic and archeological interest including the world heritage site of Stonehenge a short distance to the south west.

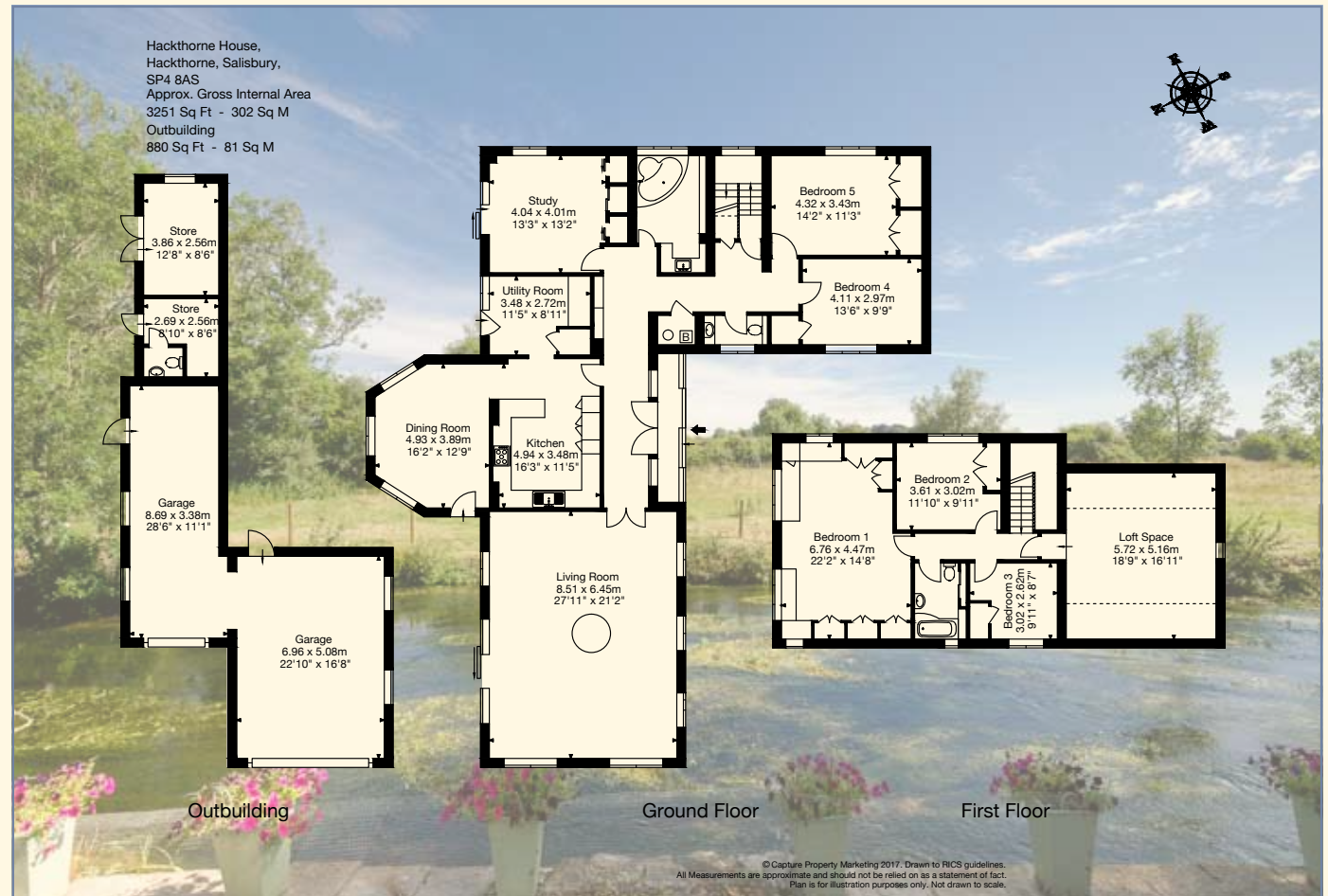
The neighboring village of Durrington offers a good range of facilities including supermarkets, shops, chemist, surgery, public houses, schools and fitness centre with a more comprehensive range of services available in nearby Amesbury or Salisbury.

There are plentiful walking and cycling opportunities directly from the property onto the Salisbury Plain with fishing on the Avon by membership of the local angling club. Sailing and water sports are available on the south coast. Golf can be enjoyed at High post and Salisbury & South Wilts.

HACKTHORNE HOUSE

Situated in an attractive, waterside position, Hackthorne House comprises a well presented, versatile family home enjoying delightful rural views over the surrounding countryside.

Constructed by the current owners in the 1970's of brick and hanging tile elevations under a tiled roof, the property extends to some 3,251 ft² and offers spacious accommodation arranged over 2 floors.



The current layout offers great flexibility with both first and ground floor bedrooms, with a number of the principal rooms enjoying attractive views towards the River Avon.

There is scope to improve and enlarge the property further by incorporating the adjoining workshops to offer an ancillary annexe, holiday let or home office subject to achieving the necessary consents.

The gardens and grounds are a particular feature of Hackthorne House with well-kept lawns, interspersed by productive beds running down to the waters edge.

A large patio offers excellent opportunities for entertaining whilst enjoying the wildlife and views.

Approached through wrought iron gates, over a tarmac drive, there is ample parking for numerous vehicles with two garages offering secure storage.

The accommodation comprises:

- Master bedroom (first floor)
- 2 further bedrooms & Family bathroom (first floor)
- 2 bedrooms and bathroom (ground floor)
- Kitchen
- Dining room
- Living room
- Study
- Utility & W.C
- Entrance hall

GARDEN & OUTBUILDINGS

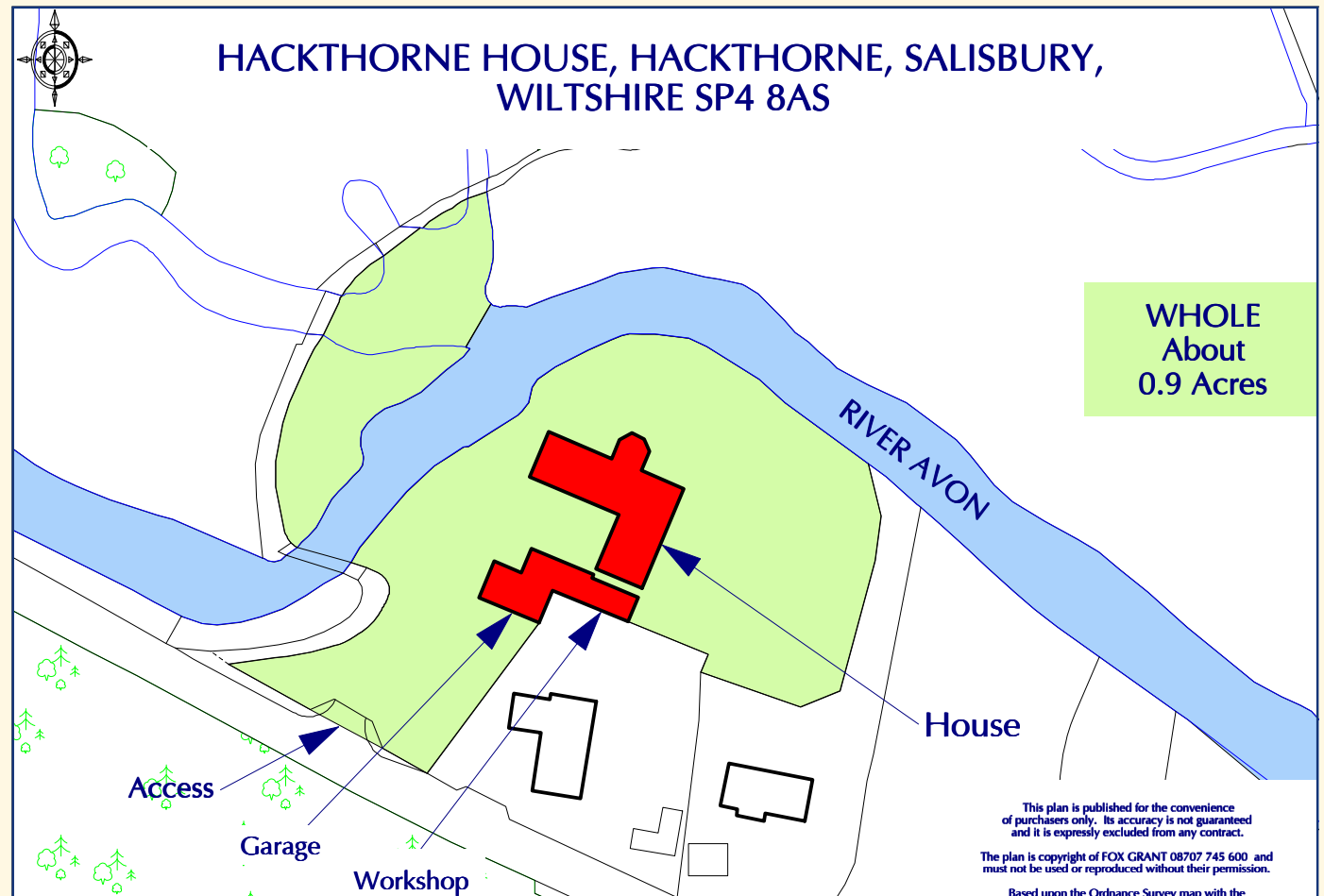
- Double garage with electric doors
- Single garage with electric doors
- 2 workshops/stores with W.C
- Attractive gardens mainly laid to lawn with mature shrubs
- Patio area
- Expansive drive offering ample parking

In all the land amounts to about 0.9 Acres.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and



Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Unitary Authority Wiltshire Council Tel: 0300 456 0100

Council Tax Band "G"

Services Mains water, electricity and drainage. Oil fired central heating and propane gas for cooking.

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Particulars Prepared in September 2018.



HACKTHORNE HOUSE
SP4 8AS

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VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. Please contact **Adam Field** for further details.

foxgrant.com



Adam Field



William Grant

DIRECTIONS

Postcode: SP4 8AS

From A303 (Countess Roundabout) head north on the A345 towards Marlborough. Continue over the first roundabout and the next mini roundabout before turning right after approximately 100 yards into Hackthorne Road. After a further 100 yards the entrance to Hackthorne House will be found on your left hand side through a pair of wrought iron gates. See location plan for alternative route.



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**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

TRUSTPILOT
★★★★★

**EQUESTRIAN
SPECIALISTS**

**TOURISM
& LEISURE**