

Inveresk House  
Bodenham









## Inveresk House, Bodenham, Salisbury, SP5 4EY

- Detached Period House
- 4 Double Bedrooms
- 3 Reception Rooms
- Kitchen; Utility Room
- 2 Bathrooms (1 ensuite)
- Double Garage; Barn
- Summer House; Greenhouse
- Garden Store; Wood Store
- Private Gardens; Woodland
- Approx 1.5 Acres

### The Property

Inveresk House is believed to date back to the late 1800s and has been extended and improved over the years and consists of brick elevations beneath a tiled roof. Having been in the same ownership for approximately 40 years, which is a testament to the quality of the accommodation, beautiful mature gardens and grounds, the property now offers an opportunity for an incoming purchaser to make it their own.

The front door, sheltered by an enclosed tiled and wood panelled porch, opens into a wide and welcoming entrance hall which includes handsome, bespoke oak panelling and balustrade. From here doors open to the cloakroom and dining room and steps lead down to the sitting room. This is a lovely spacious reception room with a large bay window offering views over the adjoining fields and countryside. The room is well proportioned and has a working wood burner set in a large inglenook brick fireplace. The dining room is of a good size with plenty of room for a dining table and associated furniture and has doors both to the kitchen and the drawing room. The drawing room is another excellent reception room with a feature working marble fireplace and triple aspect views over the gardens and countryside. French doors lead out on to a large terrace. The kitchen has been well fitted with handmade wooden cabinets, integrated appliances and has a large window overlooking the garden and space for a table and chairs. A very large utility room and an external boiler and boot room round off the ground floor accommodation.

On the first floor are four double bedrooms, all with built in wardrobes and all have extensive and far reaching views both across the adjoining fields and countryside and also over the gardens and grounds. The principal bedroom is of a very good size with windows on three elevations, built in wardrobes and a large ensuite fitted with both a bath and separate shower cubicle. The large family bathroom and a spacious landing complete the first floor accommodation.

An impressive, chain free, detached period country house with extensive outbuildings  
Totalling 4,042 sq. ft, with exceptional views and set in approximately 1.5 acres.

Tenure: Freehold Size: (House) 2,248 ft<sup>2</sup> (Outbuildings) 1,794 ft<sup>2</sup> EPC Rating: E (51) Council Tax Band: G



**Services** - Mains electricity and water. Oil fired central heating. Private drainage. Full fibre broadband, OFCOM suggests Ultrafast Broadband is available and most mobile providers are likely to have

City Centre 3.7 Miles • Train Station 3.9 Miles • New Hall Hospital 0.5 Miles • New Forest 4.6 Miles

















## Outside

The property is approached via a long, tarmac drive, bordered on one side by its own private woodland and the other by open countryside. This emphasises the privacy and seclusion of the property. The drive opens on to mature gardens and a large gravelled parking and turning area. The house is set towards the rear of the plot so the majority of the south facing gardens and grounds are to the front. This is also where the large, detached barn (including workshop), double garage with attached greenhouse (all with electric power), wood store and garden store can be found. These outbuildings extend to 1,794 ft<sup>2</sup> in total, offering a wealth of potential to an incoming purchaser to either create ancillary accommodation, to work from home or to find another use (subject to the usual consents). The beautifully landscaped gardens include a summer house and several patios, ideal for outdoor dining and entertaining. Large areas of the garden have been laid to lawn and are bordered by deep flower beds that have been well thought out and are planted with mature flowering perennials, shrubs and trees providing wonderful colour throughout the year. The property has the benefit of mature woodland and a lovely walk has been created through this, with the woodland carpeted with bluebells and primroses in the spring time. The gardens and grounds extend to approximately 1.5 acres in total and are a real delight.



## Location

The property sits on the edge of Bodenham village, well thought of as being a very pretty and unspoilt village lying 3.5 miles south east of the cathedral city of Salisbury. The Parish of Odstock including Bodenham and the neighbouring villages of Nunton and Odstock, has a vibrant local community putting on theatrical productions and local functions at the Radnor Hall in Bodenham, the annual EbbleFest and farm open days. The Parish includes two public houses, the Radnor Arms and the Yew Tree, two churches and a nursery school. New Hall Hospital, with services provided by Ramsay Healthcare, is located within Bodenham and the local Salisbury District Hospital at the top of Odstock Hill. Fishing can be found on the nearby River Avon, racing at Salisbury and there are several golf clubs.

Within the Salisbury area are some notable private and grammar schools including Salisbury Cathedral School, Chafyn Grove, Godolphin, Bishop Wordsworth's School and South Wilts Grammar School for Girls. Salisbury has an excellent range of shopping, leisure and cultural facilities including Salisbury Cathedral, museums, the well thought of Salisbury Playhouse, a twice weekly Charter Market and artisan markets and the New Forest is less than 5 miles from the property.

There is a regular bus service from Bodenham to Bournemouth and the south coast, Downton and Salisbury. From Salisbury mainline train station you can be in London in 90 minutes and Bath in 50 minutes. Southampton and Bournemouth airports are within easy driving distance.















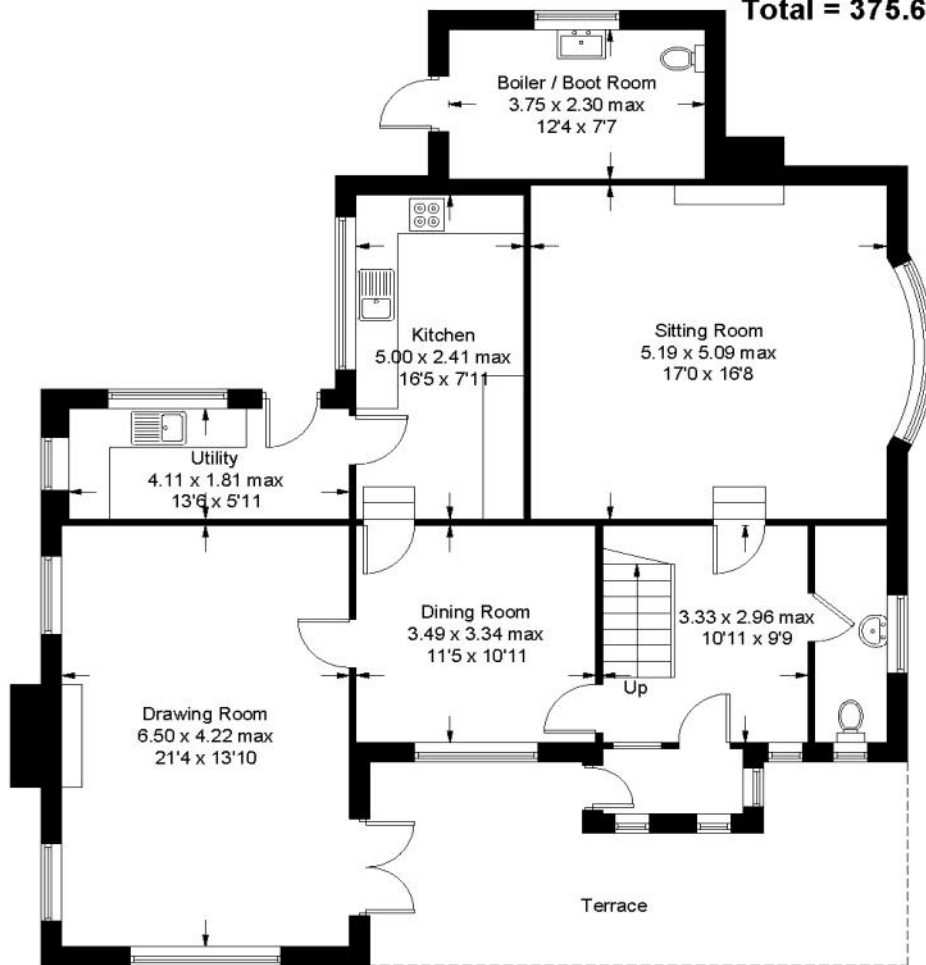
# Inveresk House

## Approximate Gross Internal Area

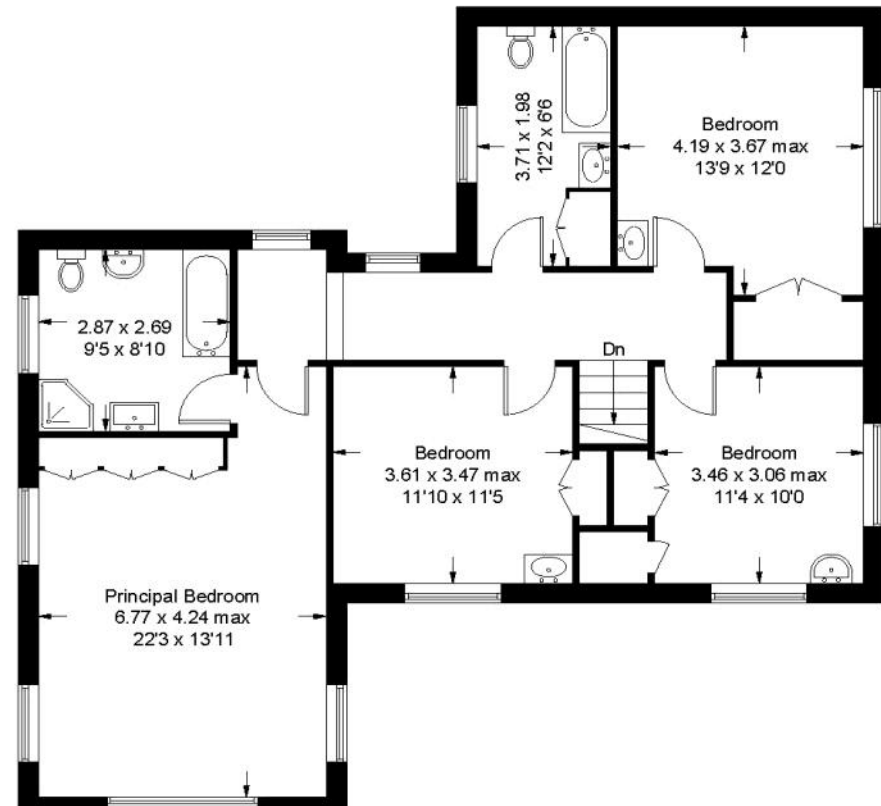
Main House = 208.9 sq m / 2,248 sq ft

External Buildings = 166.7 sq m / 1,794 sq ft

Total = 375.6 sq m / 4,042 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1106722)



## Inveresk House

Approximate Gross Internal Area

Barn = 59.5 sq m / 640 sq ft

Garage & Greenhouse = 39.4 sq m / 424 sq ft

Summer House = 6.7 sq m / 72 sq ft

Wood Store & Garden Store = 61.1 sq m / 658 sq ft

Total = 166.7 sq m / 1,794 sq ft

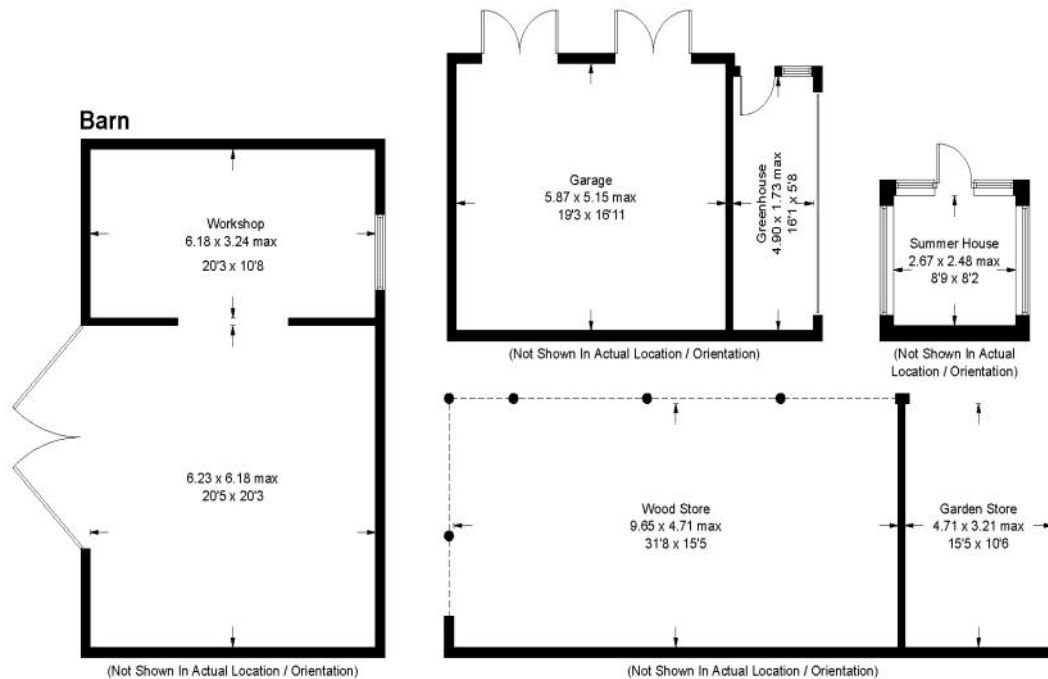
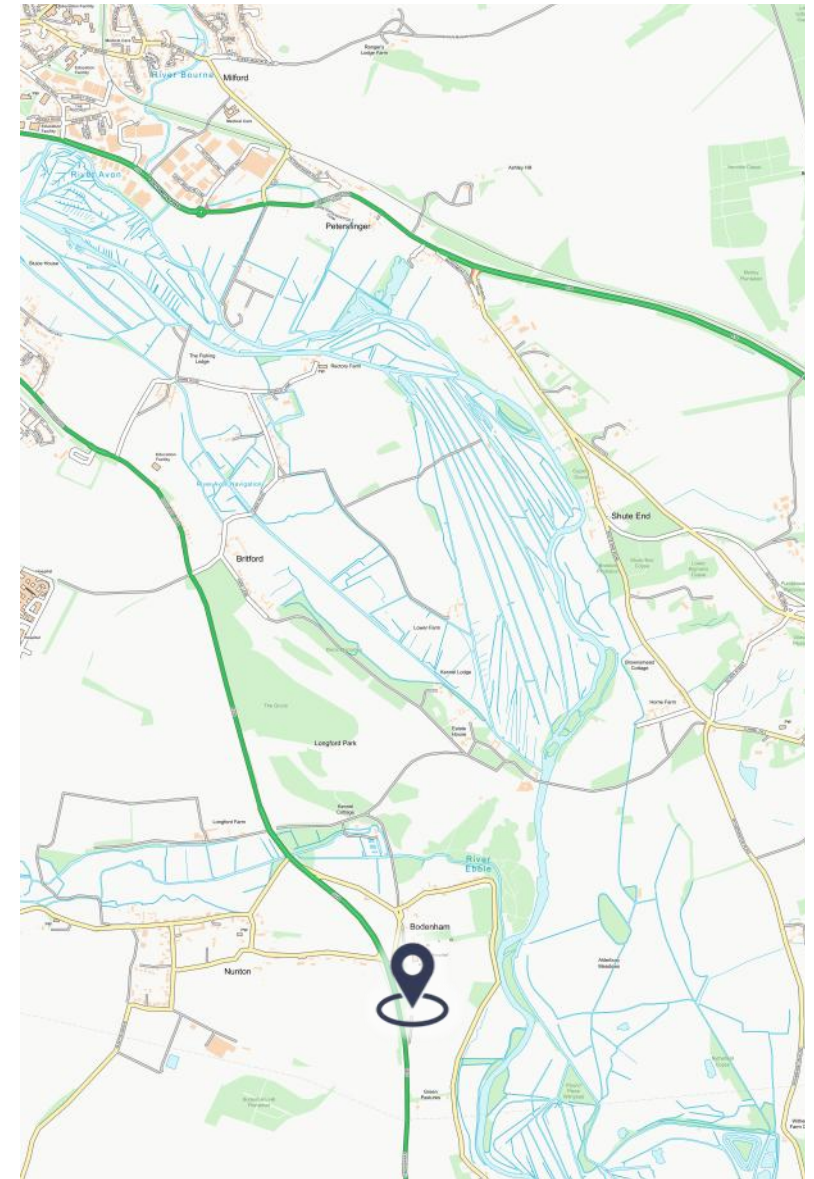


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Call. 01722 337 575  
Email. [residential@myddeltonmajor.co.uk](mailto:residential@myddeltonmajor.co.uk)  
Click. [myddeltonmajor.co.uk](http://myddeltonmajor.co.uk)  
Visit. 49 High Street, Salisbury, Wiltshire, SP1 2PD

