



DRUIDS LODGE, SALISBURY, SP3

£2,900 per month*

Carter Jonas

DRUIDS LODGE, SALISBURY, WILTSHIRE, SP3

- Three Bedrooms
- Two Bathrooms
- One Bedroom Annexe
- Driveway Parking

LOCATION

A stunning period home set to the east of Berwick St James and only a stone's throw from the World Heritage Site of Stonehenge. Situated on the Druids Lodge Estate, 9 miles north of the cathedral city of Salisbury and 19 miles west of Andover, which provide varied and comprehensive amenities. The property is well placed with efficient road access to the A303 providing links to the southwest and London to the east via the M3. There are mainline rail stations at Salisbury (London Waterloo 1hr 30mins approx.) and Andover (London Waterloo 1hr 15mins approx.).

THE PROPERTY

This UNFURNISHED impressive home comprises: A spacious entrance hall immediately as you enter through the front door complete with a decorative fireplace, to the right-hand side a hallway leads you to the generously proportioned utility room and pantry and also a downstairs loo. To the left-hand side is the heart of the home with a vast open plan kitchen/breakfast room and dining room. The kitchen has an electric Aga with gas hobs, central island and built in Welsh dresser. There is access to a side door for the property with a front porch for alternative access to the house from the front. Off the dining room is the expansive main reception room which has an abundance of natural light from the skylight above, French doors lead out onto the welcoming patio area.

Upstairs there are three double bedrooms and two bathrooms, the larger of which benefits from a walk-in shower and freestanding bath. The principal bedroom is flooded with natural light and has hidden built in wardrobe space in addition to further storage on the landing.

A rare opportunity to rent a stunning three bedroom house set amongst the highly regarded Druids Lodge Polo Club and only a short drive from the cathedral city of Salisbury.



The house further benefits from an adjoining annexe which serves as self-contained living accommodation complete with a reception room and kitchen area, bathroom and a well sized double bedroom with built in storage on the first floor.

OUTSIDE

There is a beautifully maintained front garden with a small summer house, mainly laid to lawn as well as a large patio area with pergola off the main reception, perfect for entertaining guests. There are some outbuildings.

This property is set amongst and is in close proximity to the well-regarded Druids Lodge Polo Club.

Stabling may be available to rent by separate negotiation subject to availability

Council Tax Band: F

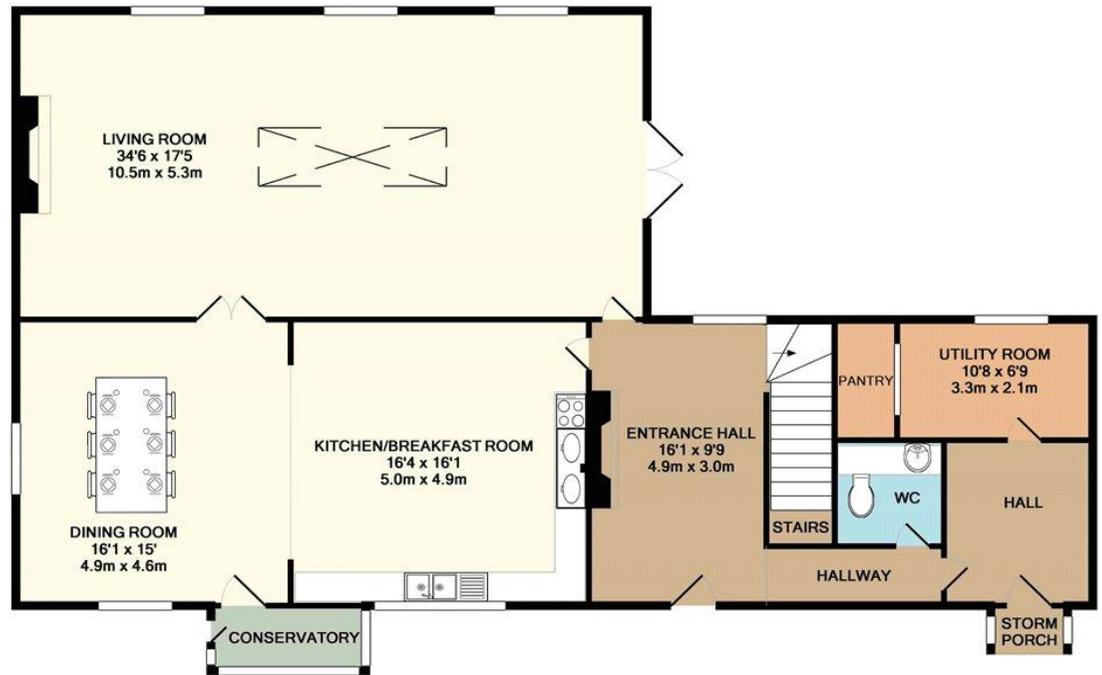
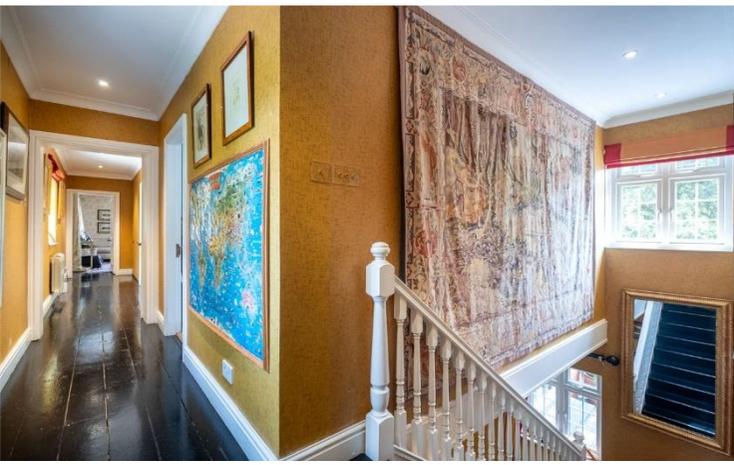
The holding deposit for the property will be £669.00 and the deposit £3,346.00 subject to the rent being as advertised at £2,900pcm.

Pets: Strictly on a case-by-case basis

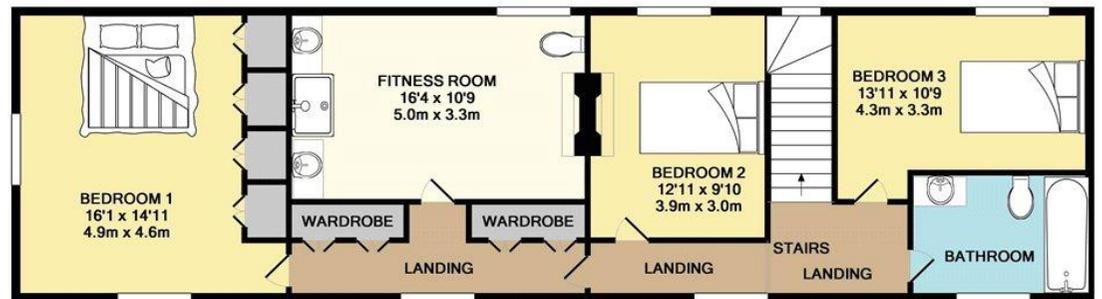
Services: Private water and drainage, electric heating







GROUND FLOOR
APPROX. FLOOR
AREA 1592 SQ.FT.
(147.9 SQ.M.)

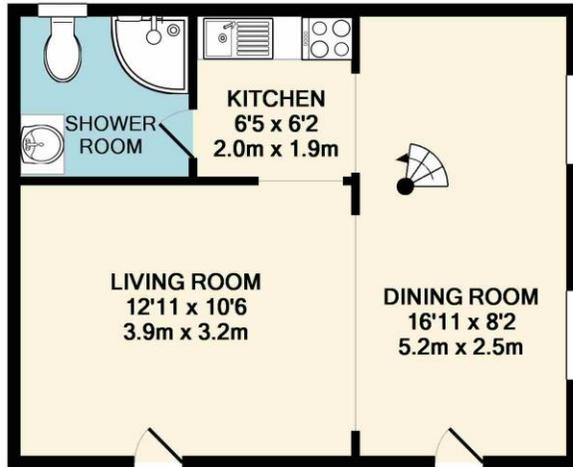


1ST FLOOR
APPROX. FLOOR
AREA 946 SQ.FT.
(87.9 SQ.M.)

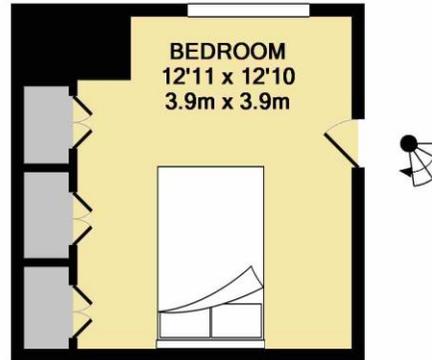
TOTAL APPROX. FLOOR AREA 2538 SQ.FT. (235.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 155 SQ.FT.
(14.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 512 SQ.FT. (47.6 SQ.M.)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	10	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

T: 01672 519700

93-94 High Street, Marlborough, Wiltshire, SN8 1HD

E: marlborough@carterjonas.co.uk

carterjonas.co.uk

Offices throughout the UK



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