



A RARE AND FABULOUS OPPORTUNITY

Guide Price £795,000 Freehold





MADDINGTON HOUSE, MADDINGTON STREET, SHREWTON, WILTSHIRE, SP3 4JD

Maddington House, a glorious grade II listed period property currently configured as a main house with a fully self contained two bedroom cottage attached to it plus the 'hayloft', a studio flat, retains all its history and charm and is ready for new owners to make it their own. Being sold with no onward chain.

Formerly a successful bed and breakfast and latterly the boys boarding house for a local school, this lovely building is ready for the next stage of its life, maybe as the family home it started as. With masses of very adaptable accommodation arranged over three floors, nice gardens and ample parking this is a rare opportunity to secure a very special property.

AT A GLANCE

entrance hall and spacious inner hall
 kitchen / breakfast room
 double aspect drawing room with open fire and doors to the garden
 dining room (currently a dorm)
 large utility / boot room
 access to annexe comprising galley kitchen, double bedroom and shower room.

elegant stairs up to first floor
 three very large bedrooms with shower rooms single bedroom
 wc
 second floor
 trunk room
 two very large bedrooms
 communal shower room

Annexe:

there is an attached, but completely separate two bedroom annexe with large kitchen / breakfast room, sitting room and shower room plus a completely private garden.



SERVICES

Oil fired central heating with modern boiler. Mains water, electricity and drainage.

Wiltshire Council Tax band

EPC band F

LOCATION

Shrewton is a popular village with excellent local amenities including two doctors' surgeries, a Co-operative convenience store with Post Office, butcher, hairdresser, garage and petrol station, friendly local pub and primary school rated Ofsted 'Good'. Devizes is under fourteen miles away and Marlborough just a forty minute drive.

The historic Cathedral city of Salisbury is eleven miles to the south with larger shops, supermarkets, a range of leisure facilities including restaurants, cinema and theatre. The station here goes to Waterloo in around an hour and a quarter.

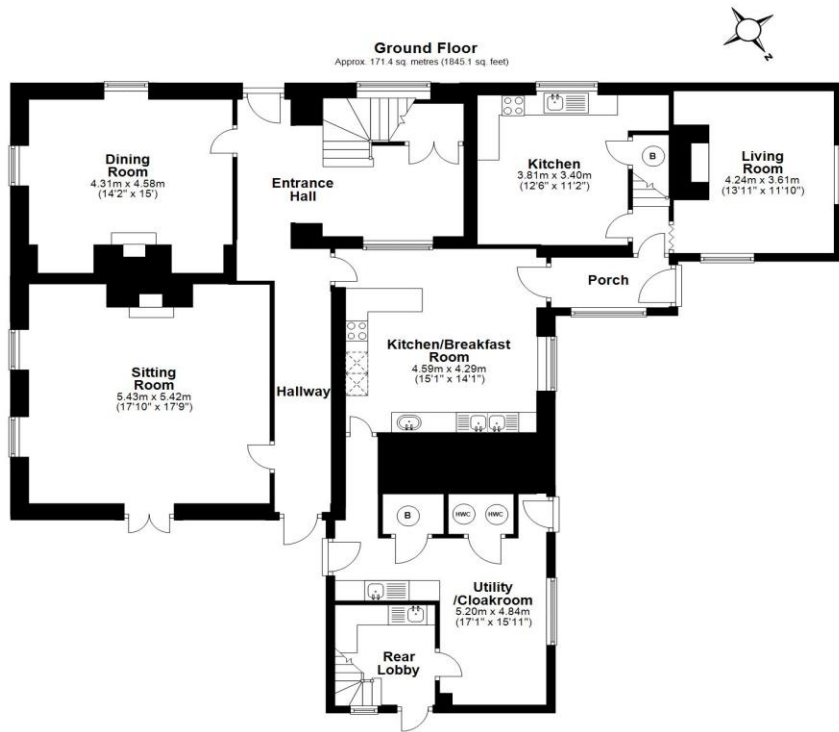
There is a great choice of local schooling in both the public and private sectors, including Dauntseys, Bishops and South Wilts Grammar schools, Cathedral School, Chafyn Grove and Godolphin.

The surrounding countryside of Salisbury Plain and the New Forest provides plenty of opportunity for walking, riding and various other country pursuits. Sporting facilities in the area include fishing on the nearby chalk streams, golf at South Wilts, racing at Salisbury and sailing along the south coast.

DIRECTIONS

From our office in Devizes, head straight up Long Street and continue towards Salisbury on the A360. Carry on until you get to the village of Shrewton and, as you come through the village, take the first turning on the left into Maddington Street and parking is the first driveway on the right.





Total area: approx. 405.7 sq. metres (4366.6 sq. feet)

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