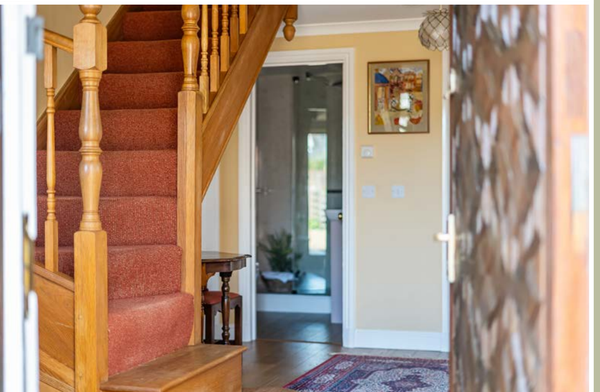
BONHAM'S MEWS

SOUTH NEWTON

"Unrivalled views through the seasons"

It's the outlook here that defines this house - wide, uninterrupted views across Bonham's Meadow to the River Wylye, all part of the wider Pembroke Estate. Set behind a brick and flint wall, with a wide gravel drive, it offers a connection to the countryside that's hard to match.

Built and designed by the current owners around 25 years ago, the house has been shaped with care and intention, creating a home that feels both characterful and easy to live in. With a south-west facing garden and views that shift beautifully with the seasons, it's a setting that's as compelling in winter as it is in summer.



The front door was crafted by the owner's grandfather and originally intended for a horse sauna at Druid's Lodge racing stables.

The front door itself hints at the story behind the house; Crafted by the owner's grandfather and originally intended for a horse sauna (yes horse!) at Druid's Lodge racing stables, it's a detail that quietly reflects the thought and personality that runs throughout the property.

Inside, there's an immediate feeling of space. The layout unfolds naturally from the hallway, and the house has a surprising scale - far larger than first impressions suggest.

"The carved wooden surround over the fireplace dates back several hundred years having originally come from an old house across the valley."

The sitting room is a generous, comfortable room centred around a Calor gas-fired stove, set within a fully lined chimney. The carved wooden surround has its own history, dating back several hundred years and originating from an old house across the valley.

Light comes in from multiple directions, creating a bright but relaxed atmosphere. An open archway leads through to the dining room which gives a natural flow between the two spaces while still allowing each to feel distinct.

The dining room forms the heart of the ground floor and is a sociable, well-proportioned room that opens directly into the conservatory beyond.

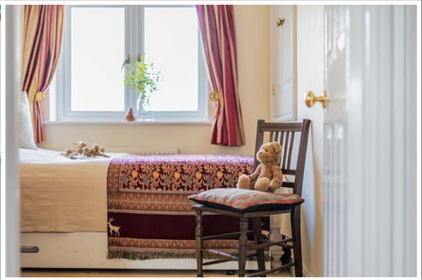
With underfloor heating and garden views, the conservatory extends the living space and provides the main connection out into the garden. This makes it a wonderful place to take in the uninterrupted views and watch the wide variety of visiting bird life.

The additional reception room offers real flexibility, working equally well as a study, playroom or snug. With the benefit of a recently fitted shower room on the ground floor, it is currently arranged as a bedroom.

The kitchen is practical and well arranged with everything within easy reach, a space designed for cooking, baking and day-to-day life. There's a lovely outlook over the garden, making it an enjoyable place to spend time, particularly in the morning light. A separate utility room keeps things organised and out of sight.

Upstairs, the sense of space continues. The principle bedroom is a calm, private room which has amazing views towards Grovely Woods and not another dwelling in sight! This room has its own en-suite bathroom and a large dressing room fitted with extensive built-in storage.

There are two further bedrooms on this floor, both with ample built in storage cupboards and these are served by a family bathroom. The loft room is a substantial bonus space, previously large enough to accommodate a full-sized snooker table. Accessed via a fixed staircase to a loft hatch, it offers clear potential for further development, subject to the necessary consents and is an opportunity to create an additional principal suite, studio or workspace.



Outside, the garden is a real highlight. Facing south-west, it enjoys sun for much of the day and has been carefully planted to provide colour, structure and interest throughout the seasons.

There are distinct areas to enjoy at different times of day from morning coffee closer to the house, to a shaded spot beneath the pergola, through to a gravelled seating area at the far end, perfectly placed for evening light and long, uninterrupted views across the meadows, river and surrounding countryside. It's a garden that has clearly been loved and thoughtfully created over many years and is a wonderful spot to watch glorious sunsets!

At the front, the gravel driveway provides comfortable parking for three cars, and the house sits neatly back from the road, giving a sense of separation and calm.

"A huge amount of love has gone into making a garden that blooms over a complete year cycle"

"My happy place, good for watching sunsets."

The setting in South Newton offers a balance of village life and accessibility, with Salisbury just a short drive away. The Bell Inn, a popular local pub, is an easy walk from the house, and the surrounding countryside provides exceptional walking from the nearby water meadows through to the charming village of Great Wishford and into Grovely Woods, a real haven for dog walkers.

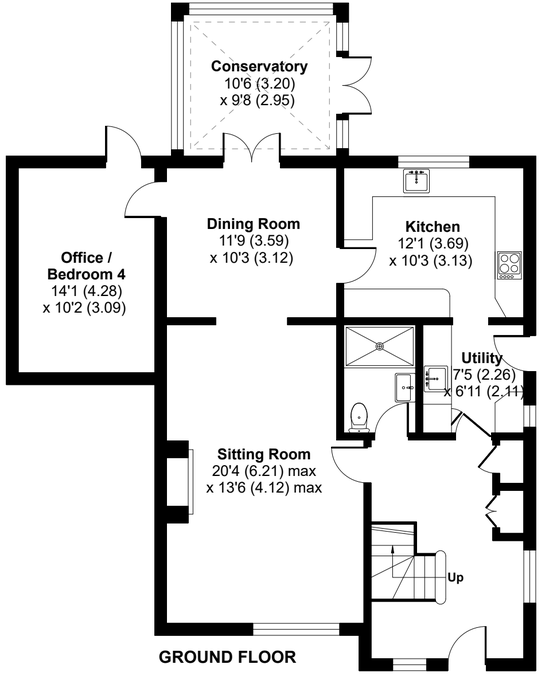
There are regular bus services, running approximately hourly, connecting to both Salisbury and Warminster, and Salisbury rail station is around five miles away, offering direct routes further afield. The area is well served for families too, with a highly regarded primary school in Great Wishford, along with a recreation ground, children's playground and village hall at the heart of the community.

KEY FEATURES

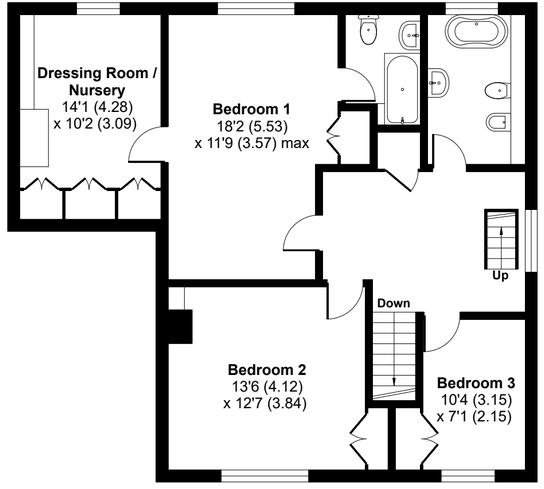
- Individually designed 4 bedroom home, built by the current owners
- Wide, uninterrupted views across Bonham's Meadow and the River Wylye
- South-west facing garden with sun throughout the day
- Beautifully established garden with year-round colour and structure
- Generous and surprisingly spacious layout (larger than first impressions suggest)
- Sitting room with Calor gas-fired stove and reclaimed period surround
- Dining room flowing through to a conservatory with underfloor heating
- Flexible additional reception room / ground floor bedroom with shower room
- Principal bedroom with en-suite and large dressing room
- Substantial loft space with clear potential for conversion (subject to consents)

Address	Bonham's Mews, Warminster Road, South Newton, Salisbury SP2 0QW
EPC Rating	C
Tenure	Freehold
Council Tax	Band E
Local Authority	Wiltshire County Council
Property Size	2417 sq ft / 224.5 sq m
Parking	Gravelled parking for up to 3 cars
Water & Waste	Mains
Heating	Oil, solar panels, calor gas woodburner

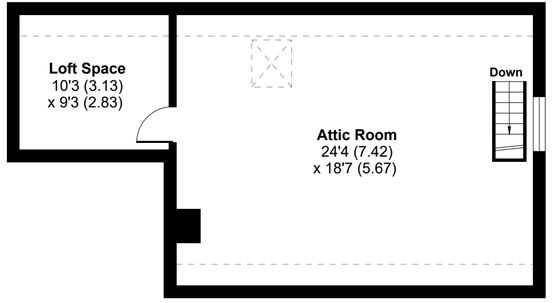
Approximate Area = 2417 sq ft / 224.5 sq m
Limited Use Area(s) = 88 sq ft / 8.1 sq m
Total = 2505 sq ft / 232.6 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height

BONHAM'S MEWS

SOUTH NEWTON

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