



# LINDEN HOUSE

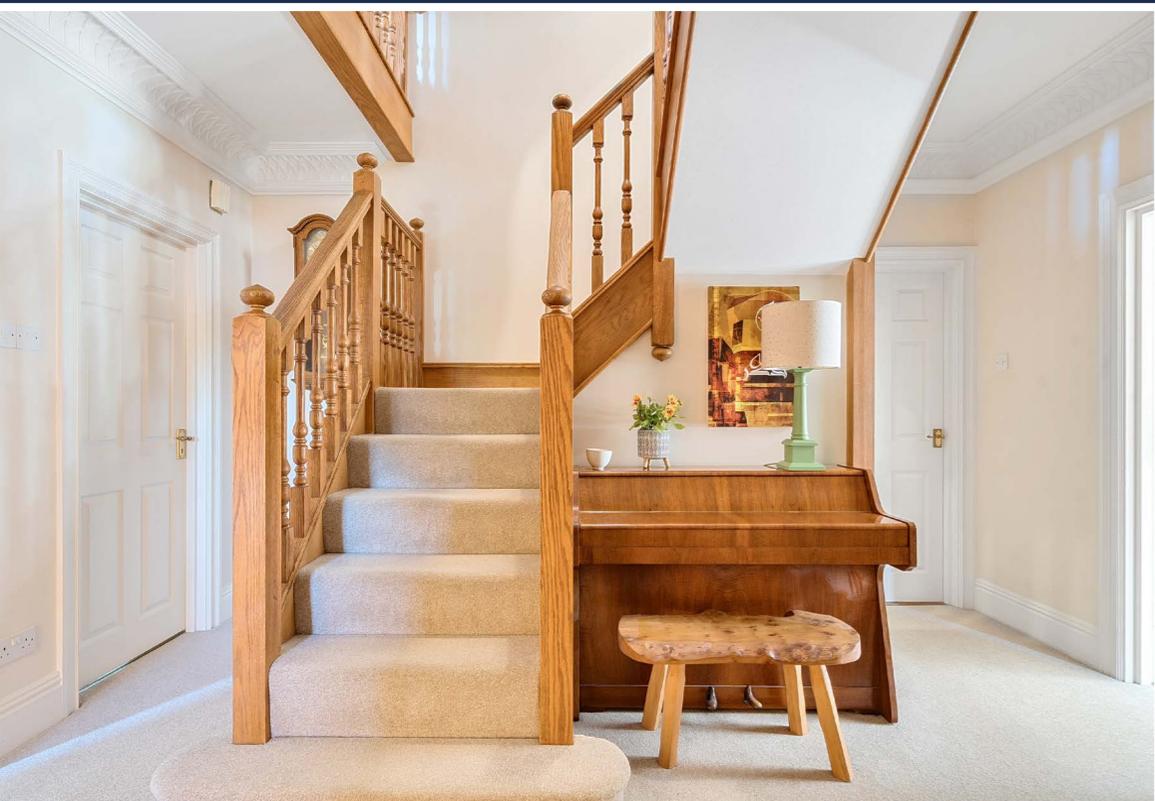
AMESBURY



Linden House feels like a home that's been designed for families - spacious proportions, adaptable and ready for whatever comes next. This is the sort of house that makes everyday life easier, with plenty of space and a layout that just makes sense.

It was built in 1992, but feels timeless, yet offers over 3,300 square feet across three floors. The layout is practical and the rooms are spacious throughout.

At the front of the house, a small porch leads into the hallway where a striking wooden staircase is the centrepiece. On one side, there's a large living room with windows front and side and a log burner set into an ornate marble fireplace.





Across the hallway, a similarly sized dining room (currently used as a Billiard Room) provides a second reception space with a matching fireplace and plenty of room for a large dining table. There is also a study which is currently being used as a small gym.



The kitchen sits at the back of the house and has space for both cooking and casual meals. It has an AGA, a Belfast sink, built-in appliances, and French doors from the dining area that lead straight out into the garden.

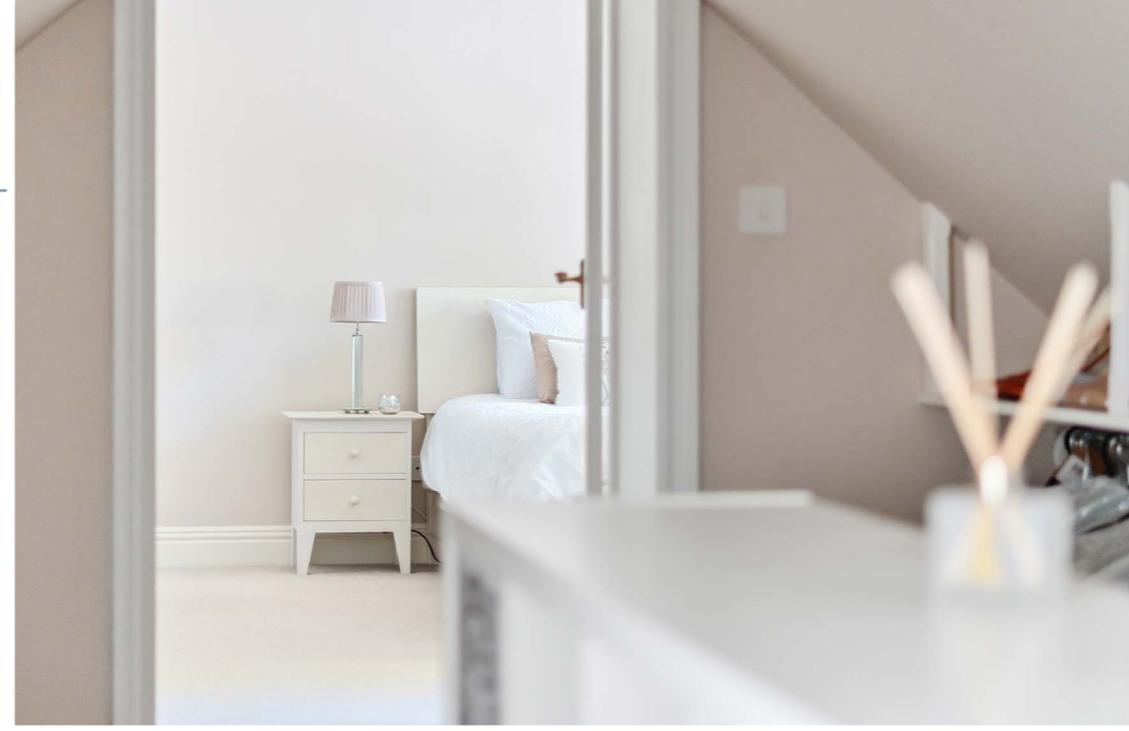
There are plenty of cupboards and worktops, and the space is easy to imagine working well for everyday life and casual entertaining. Right next to the kitchen there is a utility room with extra storage and space for white goods.



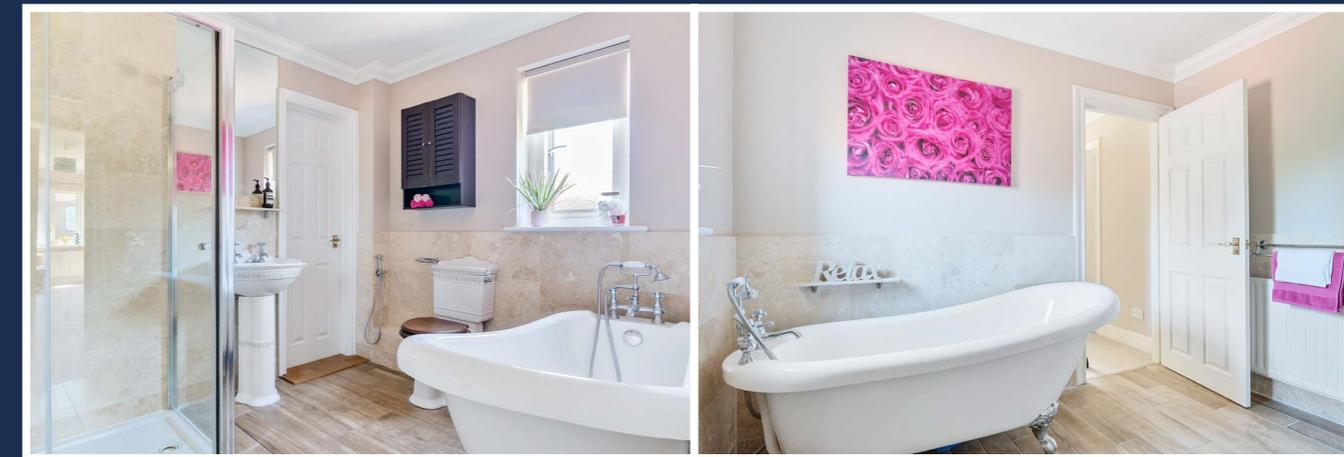


There are also two separate downstairs WC's, and a separate room labelled 'Store' on the floorplan. Originally part of the garage, this space has been converted and is currently used as a second home gym. It could easily work as an office, hobby room, or additional storage depending on your needs. A side hallway links the house to the garden, garage, and driveway.





Upstairs on the first floor, there are four really large double bedrooms. The main bedroom has an en-suite bathroom and a dedicated dressing room, which was created by converting the space above the garage.





The rear-facing bedroom shares access to the same en-suite, making it handy for children or guests. The remaining rooms are served by a well-presented family bathroom.





On the top floor, there are two more rooms (currently used as home offices) and a separate WC. These rooms could equally be used as bedrooms or hobby rooms. They also offer a bit of extra privacy from the rest of the house, which could work well for older children, guests or even a live-in relative or nanny.



Outside, the house sits in a slightly elevated position with a gated entrance and is set back from the road behind a beautiful brick and flint wall. The walled garden wraps around the front and side of the house; it's mainly laid to lawn with mature borders and there's a paved terrace just outside the kitchen ideal for eating outside or sitting in the sun.

The block-paved driveway has parking spaces for several cars and leads to a large integral double garage, which includes an inspection pit and a steel beam for engine lifting mechanics. There's also a Hypervolt EV charger already installed. The garage is currently sectioned off to create the store, as shown on the floorplan.



Linden House is ideal for families who need space to grow, work from home, and maybe even bring extended family too. There's plenty of room to spread out across three floors, it has a good-sized garden and everything you need close by.



## ABOUT THE AREA

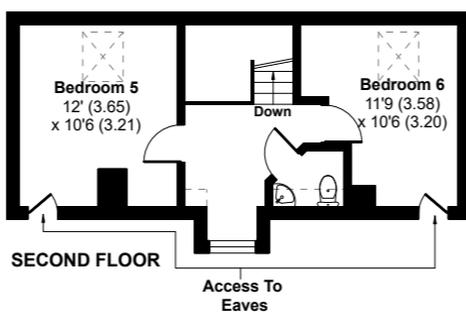
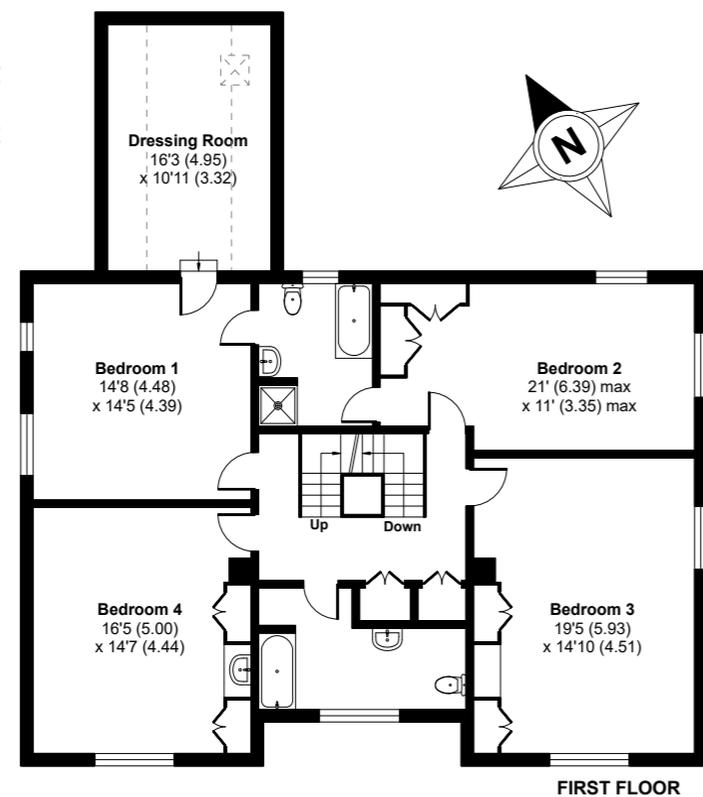
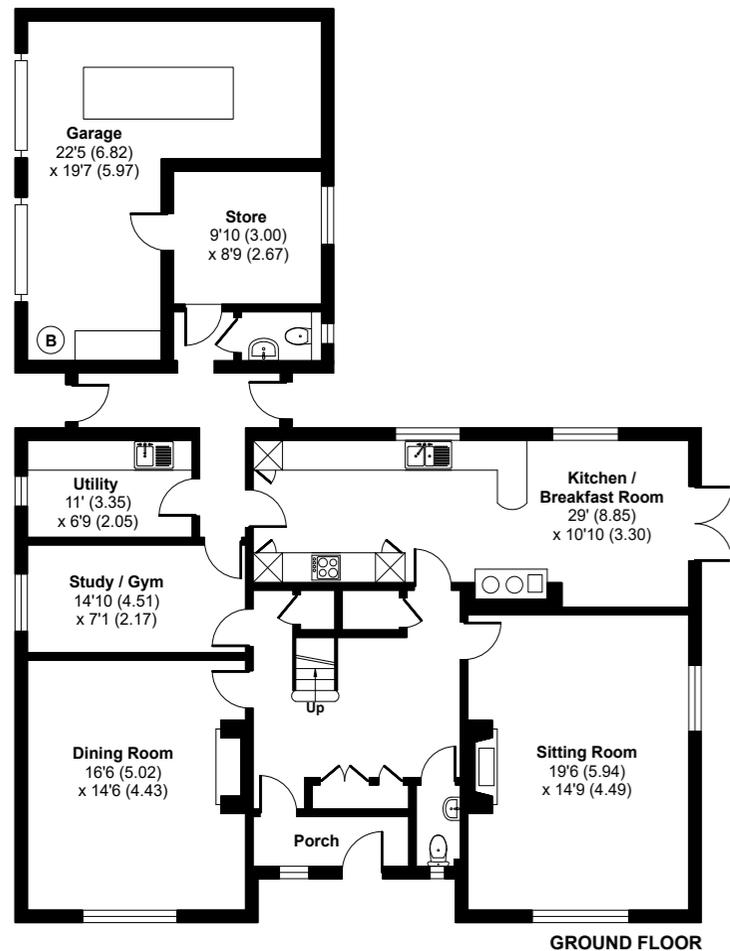
Linden House is in Amesbury, a town with a long history and everything you need day to day. It's just off the A303, making it easy to reach both Salisbury and Andover, and it's around 20 minutes' drive to Grateley or Salisbury rail stations, with direct trains to London Waterloo. Southampton Airport is just over 30 miles away.

There are shops, supermarkets, cafés, and pubs in town, as well as both primary and secondary schools. Salisbury, around 9 miles to the south, has more to offer in terms of shops, restaurants, arts, and schooling including Bishop Wordsworth, South Wilts Grammar, Leehurst Swan, Godolphin, and Chafyn Grove.

The area is well known for walking, cycling and nature with Stonehenge and surrounding countryside close by. The River Avon runs through Amesbury, and local fishing clubs offer access. Golf is available at South Wilts and High Post and the coast is also within reach for family days out.

Whether you're after schools, space, good transport links or outdoor life, Linden House is well placed for everything.





## Linden House, Amesbury, SP4

Approximate Area = 3278 sq ft / 304.5 sq m  
 Limited Use Area(s) = 99 sq ft / 9.1 sq m  
 Garage = 296 sq ft / 27.4 sq m  
 Total = 3673 sq ft / 341 sq m

For identification only - Not to scale



# KEY FEATURES



<b>Address</b>	Linden House, 41 Salisbury Road, Amesbury, Wiltshire, SP4 7HH
<b>EPC Rating</b>	D
<b>Tenure</b>	Freehold
<b>Council Tax</b>	Band G
<b>Local Authority</b>	Wiltshire County Council
<b>Property Size</b>	3278 sqft / 304.5 sqm
<b>Parking</b>	Driveway & Garage
<b>Water &amp; Waste</b>	Wessex Water / Mains Drains
<b>Heating</b>	Gas fired central heating

- Over 3,300 sq ft of living space spread over three floors
- Plenty of room for a large family
- Six bedrooms plus a converted room for a gym, office or hobbies
- Kitchen with AGA, dining area and French doors to the garden
- Two reception rooms plus a third reception room currently used as a home gym
- Principle bedroom with dressing room and en suite bathroom
- Garden with lawn, borders, and a sunny paved terrace
- Double garage with inspection pit and EV charger
- Newly fitted boiler



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