



*For Sale*

*In*

*Durrington*



## **Lybus House**

Church Street, Durrington

### **Property description**

A quite exceptional detached family house in the best part of the village with gardens backing onto the River Avon

Entrance hall, cloakroom, drawing room, dining room, kitchen/breakfast/family room, five bedrooms, two bathrooms (master bedroom with en-suite bathroom) garage, parking and gardens overlooking the river.

### **Description:**

Situated in the most attractive part of the village Lybus House is a substantial and quite exceptional detached family house. The original house was probably built in the 1930's but in the last 10 years or so the current owners have completely transformed the property, refurbishing and updating, and extending upstairs and at the back to create the fabulous house you see today. The accommodation is laid out over three floors and beautifully presented throughout. On the ground floor there is a Drawing Room and Dining Room (Playroom) either side of the Entrance Hall and at the back of the house a fabulous contemporary Kitchen and Family Room with doors out onto the Terrace behind the house. Upstairs there are Four Bedrooms and a Family Bathroom on the first floor and a Master Bedroom with En-Suite Bathroom and Walk in Wardrobe on the second floor. The house is stylishly presented and very well kept throughout and also has the benefit of modern double glazing and gas fired central heating.

**Situation:**

Lybus House is very well situated in the older part of Durrington, close to the pretty church and backing onto the river with fine views across the lovely open countryside of the Upper Avon Valley. Durrington itself is a busy and thriving small town with an excellent range of shops, a post office, doctors surgery, garage and leisure centre. A wider range of amenities are available close by in Amesbury and the historic Cathedral City of Salisbury is just about twenty minutes' drive to the south. There are many good opportunities for leisure and recreation nearby and as well as lovely walks along the river through the village. There is excellent walking, cycling and riding country all around and the area is renowned for its fishing and shooting. There are golf, rugby, football and tennis clubs nearby, racing in Salisbury and motor racing at Thruxton. The property is also well placed for those who commute to work outside the area or travel on a regular basis. It is only five minutes onto the A303/M3 bringing the business centres along the M3 and M25 corridors within easy reach. There are also fast regular trains to London Waterloo from Grateley and Andover stations which are both within a twenty minute drive to the east.

**Outside:**

The house is situated along Church Street set back from the road with a parking bay to the front and a short drive to one side leading to the attached Single Garage (17ft 6in x 7ft 6in (5m x 3.2m)) and Workshop. All of the formal gardens lie behind the house which is elevated and so benefits from a lovely view down the gardens and across the river to open countryside and Salisbury Plain in the distance. Immediately behind the house there is a private elevated terrace with steps leading down into the larger part of the garden which is mainly laid to lawn with borders and a central path leading to a slightly raised deck at the riverside where there is another place to sit and enjoy the views. For fun the property also benefits from the fishing rights at the bottom of the garden.

Guide Price £575,000

Wooley & Wallis

**Land Registry – Sold Prices**

11 July 2002 - £282,000



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