



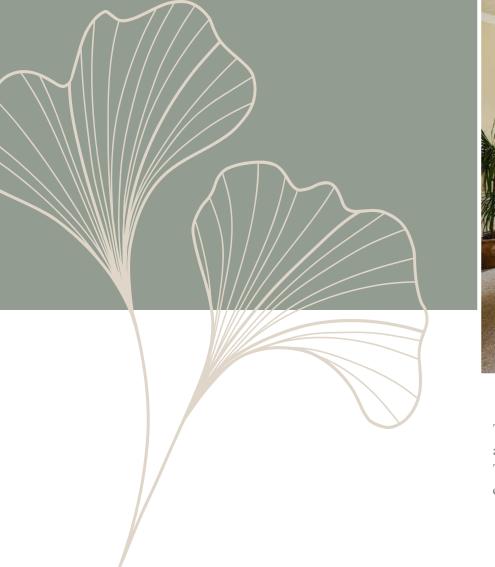


Perfect for families seeking space, equestrian buyers, or those seeking seclusion, Rectory Paddock is a rare opportunity in the heart of Little Langford. This home invites a slower pace of life with uninterrupted views, room to roam and scope to grow.

Tucked away in one of Wiltshire's most peaceful rural hamlets, Rectory Paddock offers an exceptional sense of space both inside and out. Originally built as a modest bungalow, the home has evolved over time into a large and versatile residence of over 3,500 sq ft, including outbuildings.

The home opens into a bright hallway with wooden flooring, that leads through to easy-to-navigate spaces that would suit both multi-generational living and those requiring step-free access.







The layout flows into a wonderfully spacious sitting and dining room divided by an arch and with large picture windows that frame beautiful views of the surrounding garden. There is also a door to the garden from the dining room. The study, located off the hallway, offers a peaceful nook with views over the gardens – ideal for working from home.





At the heart of the home is a generous kitchen/breakfast room, complete with pine units, double oven, electric hob and a traditional green oil-fired Aga. Light floods in through sliding doors to the garden, creating a sunny and sociable space to gather. Adjacent lies a large utility room with butler sink, ample storage and space for appliances.









Accessed via the utility room is another large room, affectionately referred to as 'the playroom' but could be a library or children's chill-out room. This room has built-in shelving, a feature fireplace and direct access to the garden via sliding doors; it is also linked to one of two greenhouses making it a fantastic indooroutdoor space for busy family life or creative hobbies.





There are four bedrooms in total. The principal suite is especially generous and has built-in wardrobes, direct garden access and a private ensuite bathroom.







A second double bedroom also has an ensuite shower room and wood-clad walls that add warmth and character. There is also a functional family bathroom and large linen cupboard.





Outside, the grounds are a true highlight. Stretching to approximately 0.86 acres, the garden is predominantly laid to level lawn and is fully fenced - perfect for dogs and children. There are plenty of outbuildings which include a detached double garage with electric doors and two adjoining storerooms. A separate stable block has a loose box, tack room and hay barn, with ample room for equestrian or smallholding use.







A charming dovecote, sunny patio, two greenhouses (including one accessible from the playroom), productive vegetable bed with asparagus and a mini orchard are just a few of the garden's many delights. Staddle stones are dotted around the garden, bringing a touch of countryside charm, while the occasional train passing across the nearby field adds a nostalgic feel to the setting. If you time it right, you might be lucky enough to see the steam train or old Pullman carriages passing by.

The well water system, drawn from a 70 foot well and filtered via UV is an interesting and sustainable feature.

Although the home is dated in décor and offers scope for modernising, the scale, layout and position make it a really exciting opportunity to create a truly special family home.

The entire property is wheelchair accessib with level thresholds and wide internal space





Little Langford offers a peaceful rural lifestyle without being isolated. Just a short walk from the house lies the tranquil River Wylye, where in the summer months you can cross by wading through the ford. There is a daily Warminster-bound bus at 10am and for everyday essentials, Wylye village shop remains a community hub (currently under discussion for local ownership), with further amenities in Stapleford or at Budgens in Codford. The nearby Bell Inn in Wylye is a well-regarded local pub and microbrewery serving excellent food.

Primary school aged children are well catered for with a selection of schools in the surrounding villages and a range of good secondary schools in Salisbury and Warminster. Though currently without a hardwired broadband connection, Wessex Internet is actively working through the Wylye Valley and will soon be bringing full fibre to the area.

With excellent proportions, large accessible gardens and outbuildings and an idyllic countryside setting, Rectory Paddock offers something truly special for those looking to live the country dream.



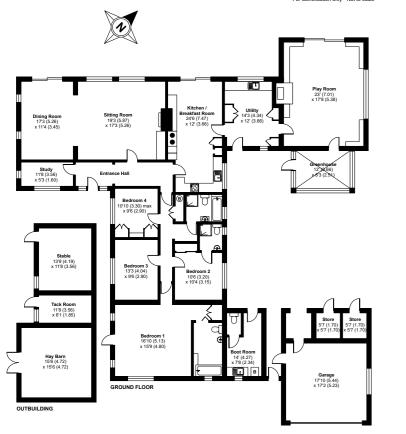
Rectory Paddock, Little Langford, Salisbury, SP3

Approximate Area = 3040 sq ft / 282.4 sq m (includes garage and excludes boot room / stores)

Outbuilding = 497 sq ft / 46.1 sq m

Total = 3537 sq ft / 328.5 sq m

dentification only - Not to scale



KEYFEATURES

- Approximately 0.86 acres of level, secure land
- Peaceful rural setting with countryside views
- 2 greenhouses (one with direct access from the house)
- Vegetable garden including asparagus bed & mini orchard
- Fully fenced dog-safe garden with dovecote & sunny patio
- Accessible and wheelchair-friendly throughout
- Alarm system maintained by Wessex Fire and Security

ACCOMMODATION SUMMARY

- 4 bedrooms (2 with ensuites)
- 3 reception rooms and study
- 1 family bathroom
- Kitchen/breakfast room
- Utility room
- Stable block, boot room & storerooms

Rectory Paddock, Little Langford, Salisbury, Wiltshire, SP ₃ 4NU
Detached double garage with electric door
Score Energy rating Current Potential 92+ A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F
Freehold
Band G
Wiltshire County Council
Approx. 3,537 sq ft / 328.5 sq m (including garage and outbuildings)
Extensive private driveway with space for several vehicles
Private well water system with filtration & UV treatment system
Oil-fired central heating with dual immersion backup
Mains drains





LITTLE LANGFORD



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