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WHITES

2 The Old Dairy, Nunton, Salisbury, Wiltshire, SP5 4HB

£450,000 Freehold

About The Property

The Old Dairy is a mixture of new build houses and converted barns, developed in 2002 by a reputable local builder. Number 2 is well situated on the left hand side, facing west and offering a private rear garden. There is also a garage with useful storage room above and garden summerhouse. The accommodation is well laid out and offers spacious rooms with vaulted ceilings upstairs and high ceilings to the ground floor. Heating is oil fired by radiators and there is a woodburning stove in the sitting room. The windows are all double glazed and there is a large array of solar panels.

Nunton is an exceptionally sought after village with local public house, The Radnor Arms, whilst in the next village of Odstock there is the Yew Tree Inn as well as a Nursery School and Dentist. The surrounding countryside caters for all manner of pursuits with delightful walking and riding country. The A354 and A338 are within easy striking distance. Both New Hall and Salisbury District Hospital are nearby and there is a regular bus service into Salisbury which is approximately two miles away. Salisbury has an excellent range of educational, recreational, leisure and shopping facilities which combine with a twice weekly market. There is also a mainline railway station to Waterloo in approximately 90 minutes.

There is a front porch with outside store which leads into the dining hall with window overlooking the rear garden and stairs to first floor with storage cupboard beneath. A large opening (currently curtained) leads to the double aspect sitting room with woodburning stove and double doors to the garden. There is a downstairs cloakroom, study and a kitchen which overlooks the rear garden with built in appliances, ceramic sink, wall mounted boiler, tiled floor and ceiling downlighters. On the first floor, there are storage cupboards on the landing, two double bedrooms and a bathroom with white suite and thermostatic shower. A further bonus is that off the main bedroom is a studio room with Velux window.

Outside there is a private rear garden, enclosed by brick walls and timber fencing, large paved patio with flower beds, mature shrubs and an area made over to a wildlife /flower meadow. Oil tank, summerhouse and outside light. The single garage has double wooden doors to the front and pedestrian door to the rear garden, power, light and staircase leading to a useful storage space.

NB: There is a £40 per month service charge for maintenance of the communal sewage treatment plant and communal areas.



- Village Location
- Two Double Bedrooms
- Garage and Storage Room over
- Studio Room
- Three Reception Rooms
- Huge array of Solar Panels
- Private Garden
- Oil Central Heating
- Close to Hospital





The Old Dairy, Nunton, Salisbury, SP5

Approximate Area = 1060 sq ft / 98.4 sq m (excludes store)

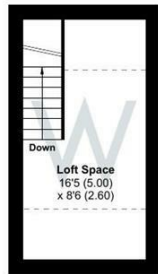
Limited Use Area(s) = 282 sq ft / 26.1 sq m

Garage = 227 sq ft / 21 sq m

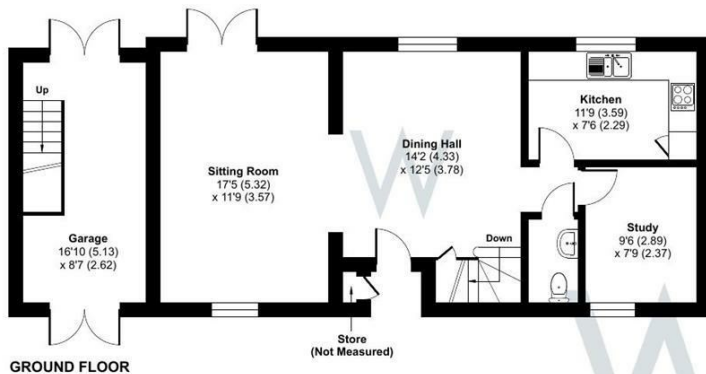
Total = 1569 sq ft / 145.5 sq m

For identification only - Not to scale

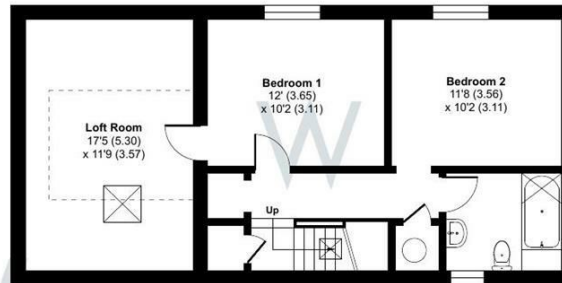
Denotes restricted head height



GARAGE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026. Produced for H W White Ltd. REF: 1514961



Further Information

Local authority: Wiltshire Council

Council Tax: D - £2458.09 (2026/2027)

Tenure: Freehold

Services: Mains electricity and water. Shared sewage treatment plant.

Heating: Woodburning stove and oil central heating.

Directions: Leave Salisbury on the A338 passing through Britford and at the start of the dual carriageway turn right and proceed into the village of Nunton. Pass the Radnor Arms public house on the right hand side. Pass Nunton Drove on the left and The Old Dairy will be seen on the right hand side.

What3words:///twinkling.hawks.starlight

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	