

Swaynes Mead

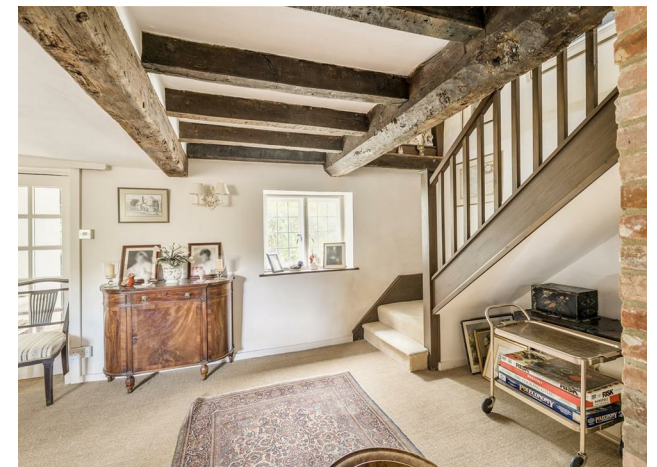
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Swaynes Mead, Great Durnford, SP4 6AY

A charming period house in the heart of the Woodford Valley, offering spacious and characterful accommodation set within beautiful gardens in one of the valley's most sought-after and picturesque villages.

- Grade II listed period house
- Prime village location
- Character Features
- Spacious & flexible accommodation
- Four Bedrooms, Two Bathrooms
- Double garage & parking
- Outbuildings
- Beautifully maintained gardens of 0.41 acres

£895,000 Freehold





About The Property

A charming period house in one of the most sought after villages in the heart of the Woodford Valley, offering spacious and characterful accommodation set in approximately 0.4 acres of beautifully landscaped and well-stocked gardens. Constructed of whitewashed, brick and flint elevations under a thatched roof, this Grade II listed home boasts a wealth of original features, including exposed stone and brickwork, ceiling timbers, leaded light windows, and two fireplaces including an inglenook with bread oven and wood-burning stove. The property benefits from being close to the recently renovated Great Bustard Inn & retreat with it's own farm shop.

An oak-framed porch with flagstone flooring leads to the timber front door, opening into a brick floored hall which is open to the double-aspect dining room, featuring numerous timbers, inglenook fireplace, stairs to the first floor and a door to the rear porch. Off the dining room is a triple-aspect study/home office. The generously proportioned double aspect sitting room has an open fireplace with ornate wood, slate, and marble surround. French doors open into the conservatory, which has a tiled floor, water supply, flower bed with mature bouganvillea and doors to the garden. The kitchen has a good range of units together with a one and half bowl single drainer sink unit, rangemaster cooker, oil fired boiler for central heating and hot water, space for fridge freezer, dishwasher and door to a shelved larder. The utility

room/rear hall has a butlers sink, space and plumbing for washing machine, cupboards and drawers, large double cloaks cupboard, stairs to first floor and back door to garden. The cloakroom houses a low level WC and wash basin. There are two staircases leading to first floor landings, the first with exposed ceiling timbers leads to double aspect bedroom 2 which has two built-in wardrobe cupboards, ceiling beams, a fireplace, and wash basin. Bedroom four has a wash basin, double built-in wardrobe and exposed ceiling timbers. Steps from the landing lead up to the bathroom with panelled bath, low level WC, wash hand basin and heated towel rail. There is a deep storage/airing cupboard with shelving off the landing. The master bedroom is double aspect with double wardrobe leading through to a rear landing off which is bedroom three, a double aspect room with built-in wardrobe and wash basin. The large bathroom has a low level WC, panelled bath, wash basin, shelved airing cupboard with high pressure water tank and shower cubicle with thermostatic rainfall shower.

The garden is a delight with paved terracing and large expanses of lawn, part walled, part hedged with exceptionally well stocked flower beds, mature shrubs and specimen trees. There is a thatched barn on staddlestones with block built storage shed to rear and a large workshop further down the garden. To the rear is a compost and bonfire area. The double garage has an electric up and over door, light and power and a cupboard housing an oil tank to rear.





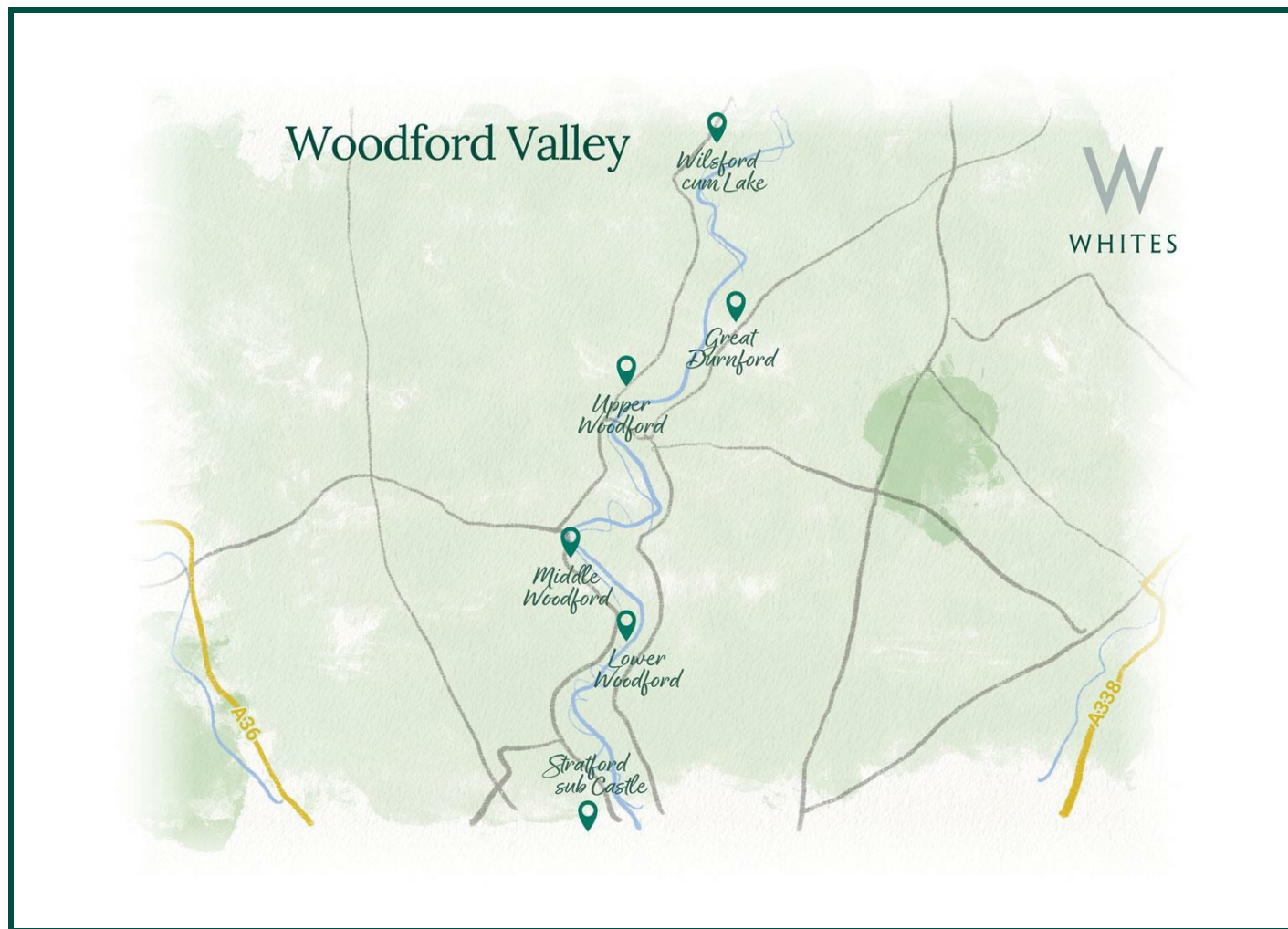
Location

Great Durnford is a charming village nestled in the heart of Wiltshire, England, offering a tranquil slice of countryside life with a rich historical backdrop. The village is known for its thatched cottages, historic manor house, and peaceful rural atmosphere. In a delightful twist, the village now boasts The Great Bustard, a beautifully restored 19th-century inn that's become a hub for locals and visitors alike featuring gardens, farm shop, overnight stay and treatment rooms.

Upper, Middle and Lower Woodford form a trio of charming villages in the scenic Woodford Valley, lining the western bank of the River Avon. Surrounded by rolling countryside and just a short distance from Salisbury, they offer an appealing mix of rural beauty, heritage, and a welcoming community.

Each village has its own distinct character, yet all are part of a close-knit parish, with community life centred around Middle Woodford's village hall. Regular events, local groups and an active parish website contribute to a strong sense of belonging.

With excellent walking routes, a peaceful riverside setting and easy access to the city, the Woodford villages provide a tranquil yet well-connected country lifestyle.



Southampton Central: 30 mins
Bath Spa: 1 hr
London Waterloo: 1 hr 28 mins



Salisbury: 19 mins
Bath: 1 hr 3 mins
London: 2 hr 14 mins



Local school: 4 mins
Local public house: 1 min
Local amenities: 14 mins

Key Information

Local Authority:

Wiltshire Council

Council Tax:

Band: E - £2810.86 (2025/2026)

Tenure:

Freehold

Floor Area:



3282.00 sq ft

Services:

Mains electricity and water. Private drainage.

Heating:

Oil heating with radiators.

EPC: N/A

Directions:

From our office in Castle Street proceed north, over the roundabout and at the traffic lights bear left to Stratford-Sub-Castle. Carry on to Upper Woodford turning right just before The Bridge Inn. Take the first left to Great Dumford where Swaynes Mead will be seen on the left just before The Great Bustard Inn.

What3Words:

///emailed.ambushed.flushes

Swaynes Mead, Great Durnford, Salisbury

Approximate Area = 2720 sq ft / 252.6 sq m

Garage = 273 sq ft / 25.3 sq m

Outbuildings = 289 sq ft / 26.8 sq m

Total = 3282 sq ft / 304.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for H W White Ltd. REF: 1346084

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