

Lilac Lodge

Clay Street, Whiteparish, Salisbury, SP5 2ST

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LILAC LODGE

CLAY STREET • WHITEPARISH

A superbly proportioned four-bedroom detached family home, built in 2020 and offering approaching 2,400 sqft of beautifully appointed accommodation, set within an impressive 0.4-acre plot enjoying stunning views across the surrounding Wiltshire countryside. Tucked away along a private country track, the property combines contemporary living with a peaceful rural setting, making it an ideal choice for those seeking space, privacy and a high-quality family home.

Ground Floor

Entrance Hall • Sitting Room • Dining Room • Kitchen • Study • Utility Room • Cloakroom

First Floor

Bedroom One With En-Suite • Bedroom Two With En-Suite • Two Further Bedrooms • Family Bathroom

Outside

Driveway Parking • Electric Gates • Double Garage • 0.4 Acre Plot

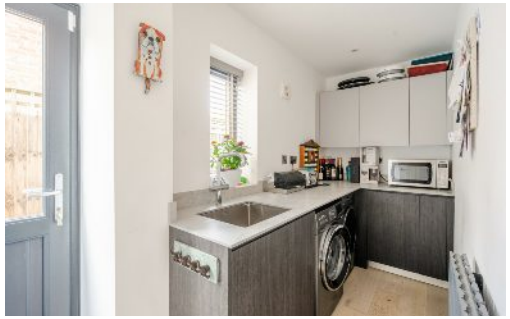
Guide Price £895,000

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The Property

Upon entering, an external porch provides a sheltered approach into the generous and welcoming entrance hall, featuring solid oak flooring and access to the principal ground floor accommodation.

A well-proportioned study overlooks the front of the property, providing an ideal space for home working, whilst a conveniently positioned cloakroom serves visiting guests.

The heart of the home is undoubtedly the impressive open-plan living space, thoughtfully arranged into three distinct areas comprising a kitchen, dining area and sitting room, creating an excellent environment for both everyday family life and entertaining.

The kitchen has been finished to a particularly high specification with Porcelanosa fittings, featuring a breakfast bar island with inset stainless-steel sink and mixer tap, complemented by quartz work surfaces and an excellent range of integrated appliances including a Neff double oven, fridge, freezer, induction hob and dishwasher.

The dining area enjoys views over the rear garden, with French doors opening directly onto the outside space, whilst the adjoining sitting room benefits from a further set of French doors, allowing plenty of natural light to flood the room.

A useful utility room benefits from a boiling hot water tap and provides additional storage and space for laundry appliances, whilst internal access leads into the double garage, offering excellent storage or sheltered parking.



The Property Continued…

To the first floor, a spacious landing provides access to all four bedrooms. The principal bedroom and bedroom two both benefit from their own en-suite shower rooms, whilst bedrooms three and four are served by a beautifully appointed family bathroom.

All bathrooms have been finished to a luxurious standard, incorporating Porcelanosa tiling and quality fittings. Both the principal bedroom and bedroom four further benefit from bespoke fitted wardrobes.

Property Video

Point your camera at the QR code to view our professionally produced video.





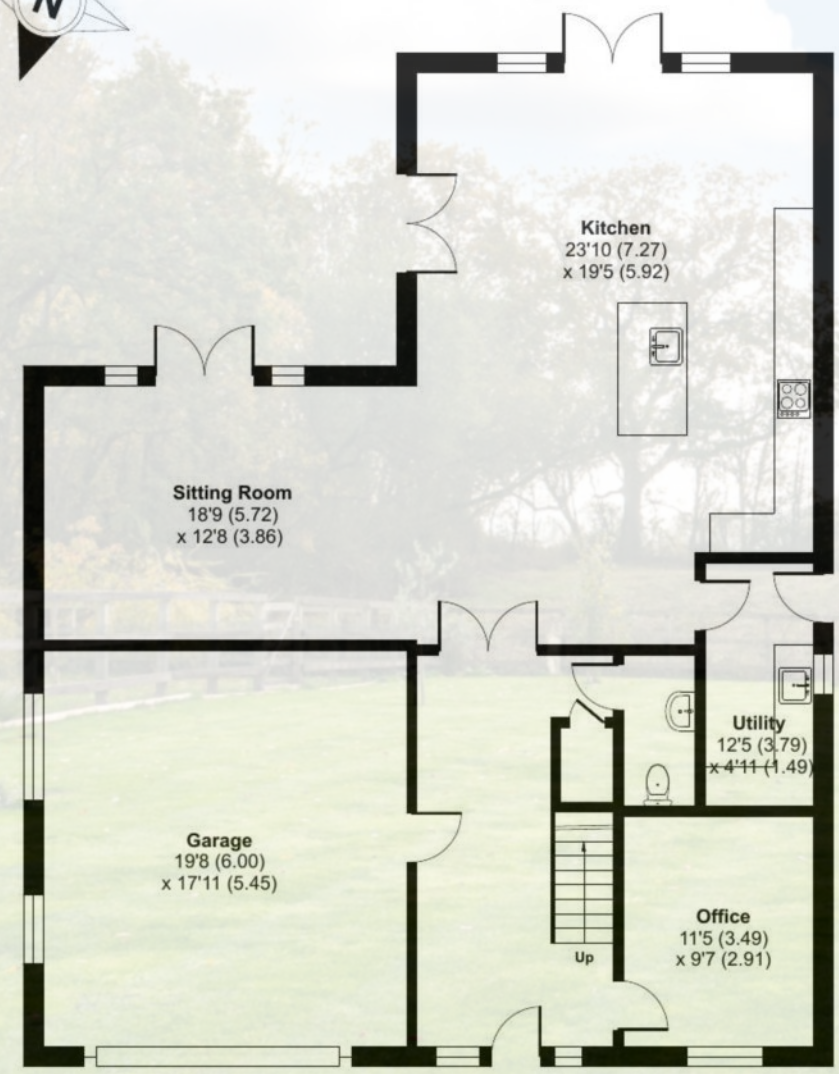




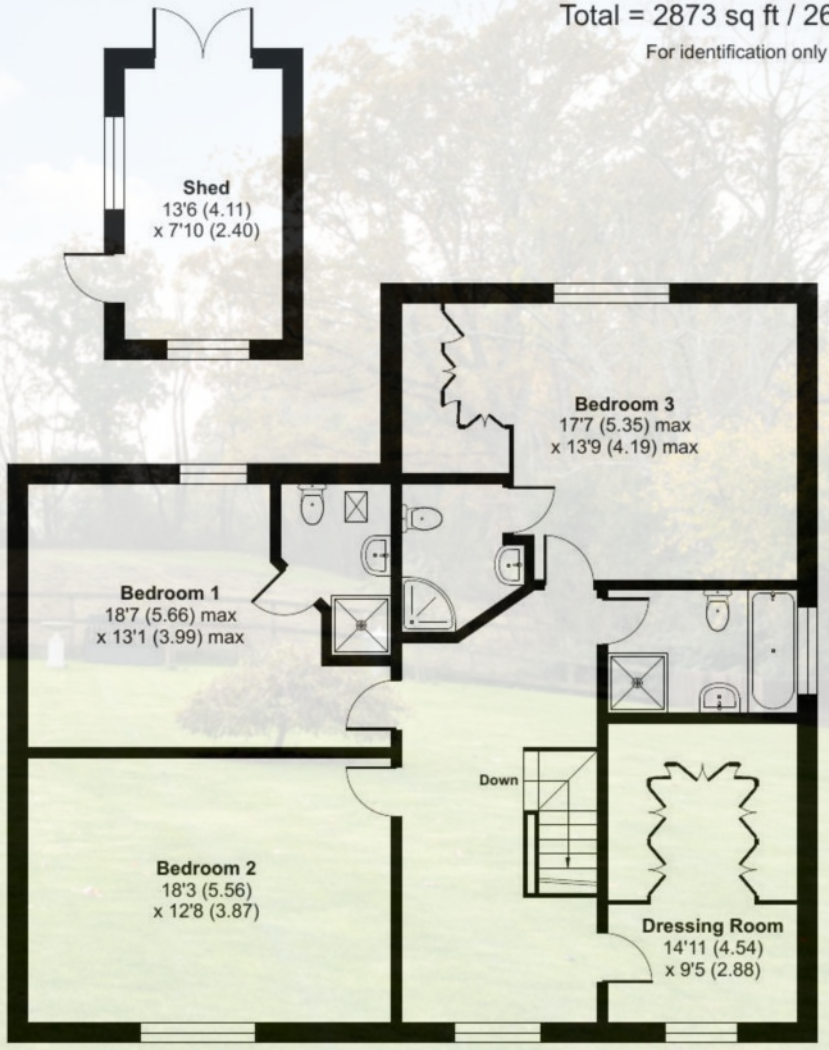




Approximate Area = 2411 sq ft / 223.9 sq m
Garage = 356 sq ft / 33 sq m
Outbuilding = 106 sq ft / 9.8 sq m
Total = 2873 sq ft / 266.7 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Outside

Externally, the property enjoys a generous gravelled driveway approached through electric gates, providing ample parking in addition to the double garage with an electric up and over door. The impressive 0.4-acre plot is a particular feature, with a predominantly level lawned garden extending to the rear, complemented by a variety of established fruit trees and enjoying a wonderful outlook across the adjoining Wiltshire countryside.

A sheltered paved terrace provides an excellent space for outdoor dining and entertaining, complete with a fixed pergola featuring solar lighting and side panels, creating an inviting space to enjoy throughout the seasons. The combination of the private setting, generous grounds and far-reaching countryside views makes this a truly special home.

Additional Information

Tenure: Freehold
Energy Performance Rating: B Current: 84 Potential: 101
Local Authority: Wiltshire
Council Tax Band: F

Services: All mains services connected
Heating: Gas central heating
Drainage: Public

Flood Risk: Very low
Property Construction: Traditional brick & block
Parking: Driveway & double garage

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom).
Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

The property also benefits from NHBC warranty.

The current vendor owns the drive and the other two neighbouring properties pay towards it, as and when work is required.







The Situation

The charming village of Whiteparish is situated on the Wiltshire/Hampshire border, surrounded by beautiful open countryside and offering an appealing blend of rural tranquillity and everyday convenience. The village has a strong sense of community and benefits from a range of local amenities, including a village shop, post office, public house, primary school and church, making it an attractive setting for families and those seeking a more relaxed pace of life.

Ideally positioned for access to the historic cathedral cities of Salisbury and Winchester, as well as the market town of Romsey, Whiteparish is also well placed for commuters, with convenient access to the A36 and M27 motorway network. The surrounding countryside provides an abundance of opportunities for walking, cycling and enjoying the outdoors, while the nearby New Forest National Park offers further opportunities for recreation and leisure. Combining a picturesque village setting with excellent connections to neighbouring towns and cities, Whiteparish remains a highly desirable location in which to call home.

Directions

From Spencers Estate Agents in Romsey, head towards Market Place and The Hundred, turning left onto The Hundred (B3398). Continue along The Hundred before turning right onto Palmerston Street (B3398). At the roundabout, take the third exit onto Bypass Road (A27/A3090), continuing for approximately 0.6 miles before turning right onto the A27. Follow the A27 for approximately 7.2 miles, then turn left onto Common Road. Continue for around 0.2 miles before turning right onto Clay Street, where the property can be found.

Important Notice

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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