SAXON LEAS, WINTERSLOW, WILTSHIRE, SP5   GUIDE PRICE £475,000 FREEHOLD

Winkworth

14 SAXON LEAS, WINTERSLOW, WILTSHIRE, SP5 1RW

*** CHAIN FREE ***

Situated in the highly sought after village of Winterslow, this four bedroom, two bathroom house provides the perfect layout for family living. The interior of the house is finished to an incredibly high standard. The property also includes a sizeable driveway, a garage and a neat and tidy rear garden.

The village has a pub, a shop and a village hall; and is around 8 miles from the historic city of Salisbury, providing all necessary amenities.

AT A GLANCE:

GROUND FLOOR
- Kitchen/Breakfast Room
- Utility Room
- Study
- Conservatory
- Sitting Room

FIRST FLOOR
- Principle bedroom with ensuite shower /bathroom
- Three Bedrooms
- Family Bathroom

OUTSIDE
- Spacious Rear Garden
- Off Street Parking

SERVICES
- Mains electricity, drainage and water
- Oil fired central heating
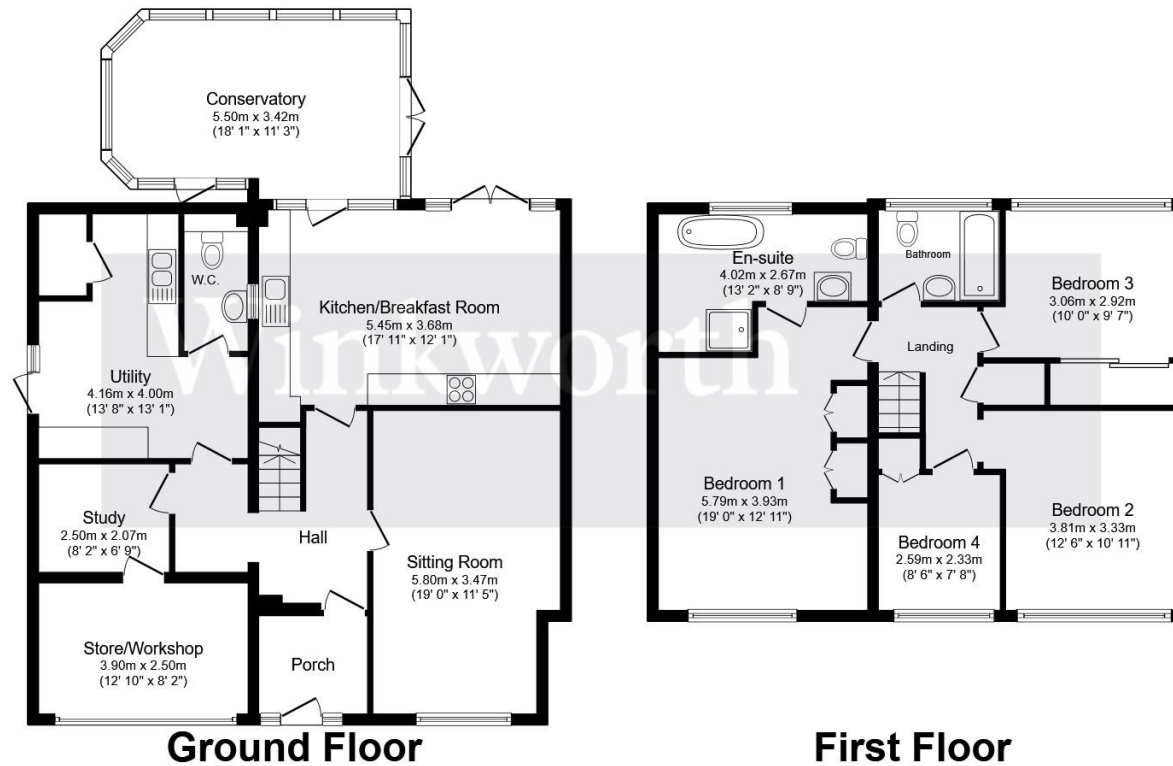- EPC Band C
- Council Tax Band D

LOCATION

The village of Winterslow is located about 8 miles to the east of Salisbury and has good local amenities including a shop and post office, primary school, church, public house, doctors surgery and a village/sports hall with an all weather tennis court. In addition there are regular bus services to Salisbury where there is a wider range of amenities and services. The village is surrounded by open downland countryside where there are many walks and bridleways.

Nearby, the A30 provides good road access to nearby towns on the A303 with links to the West Country and London. Salisbury has a mainline railway station connecting to London Waterloo, with other stations including Grateley and Andover.

Conservatory
5.50m x 3.42m
(18' 1" x 11' 3")

Kitchen/Breakfast Room
5.45m x 3.68m
(17' 11" x 12' 1")

W.C.

Utility
4.16m x 4.00m
(13' 8" x 13' 1")

Study
2.50m x 2.07m
(8' 2" x 6' 9")

Hall

Sitting Room
5.80m x 3.47m
(19' 0" x 11' 5")

Store/Workshop
3.90m x 2.50m
(12' 10" x 8' 2")

Porch

Ground Floor

En-suite
4.02m x 2.67m
(13' 2" x 8' 9")

Bathroom

Bedroom 3
3.06m x 2.92m
(10' 0" x 9' 7")

Landing

Bedroom 1
5.79m x 3.93m
(19' 0" x 12' 11")

Bedroom 4
2.59m x 2.33m
(8' 6" x 7' 8")

Bedroom 2
3.81m x 3.33m
(12' 6" x 10' 11")

First Floor

Total floor area 188.1 m² (2,025 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com