



OAKES CLOSE, SALISBURY, WILTSHIRE, SP4 £1,100,000 FREEHOLD

Winkworth



4 OAKES CLOSE, SALISBURY, WILTSHIRE, SP4 0DF

4 Oakes Close is one of 16 new houses built in a development by JJ Acquisitions in 2021. The property benefits from an elevated position, with views to the front and from the upper floors to the back views over farmland.

An oak framed porch guides you into the entrance hall, just off the hall is the family room and study where there is bespoke cabinetry. The spacious sitting room leads off the entrance hall and there is also a cloakroom. The sitting room has striking herringbone oak flooring, with a log-burner and sliding doors accessing the garden beyond.

Interlinking doors open into the incredible bespoke Loxley kitchen, with a double Wolf oven and Gaggenau hob, a large central island, and integrated appliances including a fitted fridge and wine chiller. There is an orangery built off the kitchen which is currently being used as a dining space. A ceiling lantern lets in plenty of natural light. The utility room has an adjoining plant room, the side door leads out to a patio.

The large principal bedroom has a vaulted ceiling, built-in wardrobes and an en suite shower room. On this floor there are three further double bedrooms with ample built-in storage, one of which has an en suite shower room, and the others have use of a family bathroom.



A further set of stairs leads up to a fifth bedroom which, if required, is large enough to accommodate an en suite.

Outside

The rear garden has been professionally landscaped and terraced. There is mature planting and attractive borders. A pergola and water feature outside the sitting room provide a tranquil space for alfresco dining.

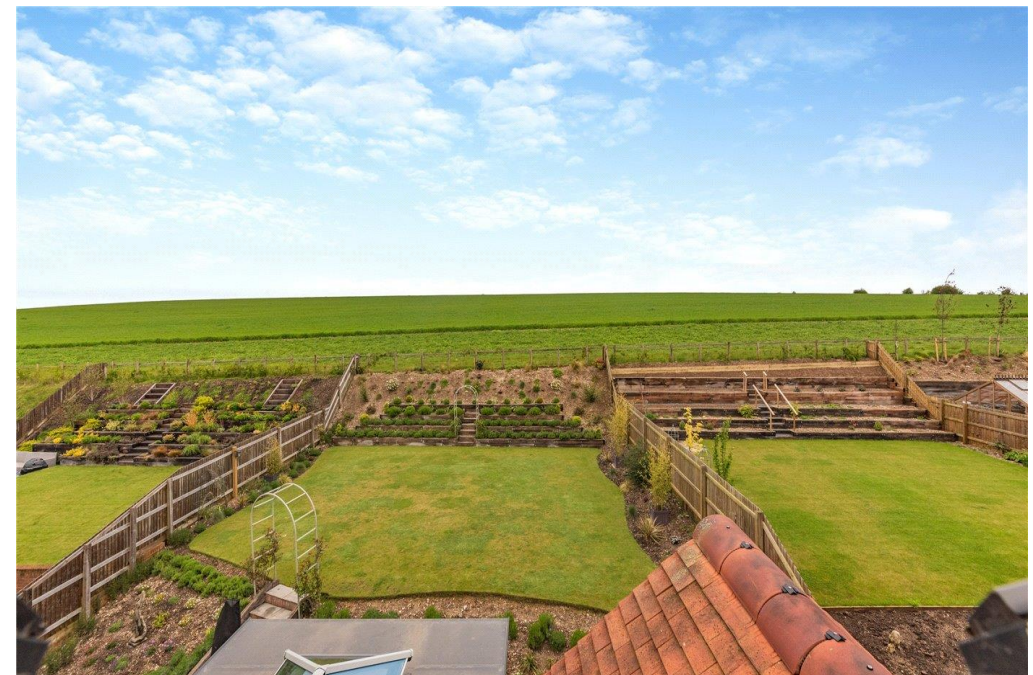
The house is approached via a shared driveway to a large parking area and detached timber-framed double garage.

LOCATION

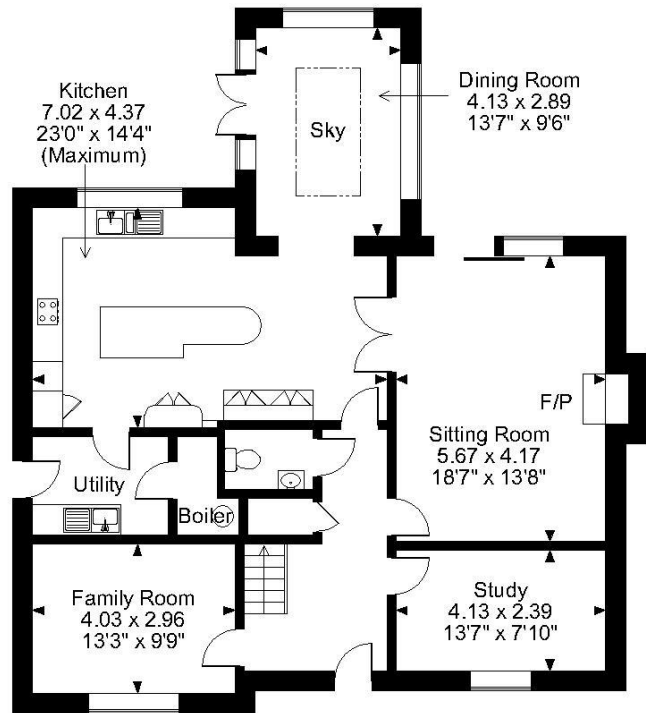
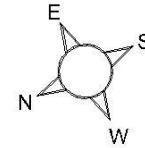
Porton is a village in the Bourne Valley, about 6 miles northeast of Salisbury. A thriving community, it has a recently refurbished pub, St Nicholas' Primary School, village hall, the Church of St Nicholas, a Baptist Church, a Doctors Surgery, a village shop and a playground.

The beautiful Cathedral city of Salisbury, approximately six miles south, offers a wide selection of shops, restaurants, arts and recreational facilities.

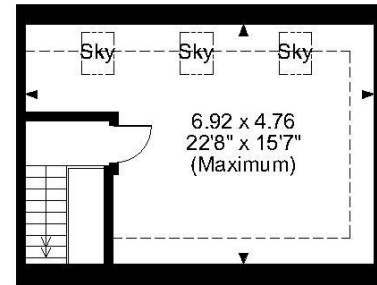
Trains from Grateley to London Waterloo have a journey time of approximately 80 minutes. Southampton International Airport is approximately 20 miles south and Bournemouth International Airport approximately 24 miles south of the village.



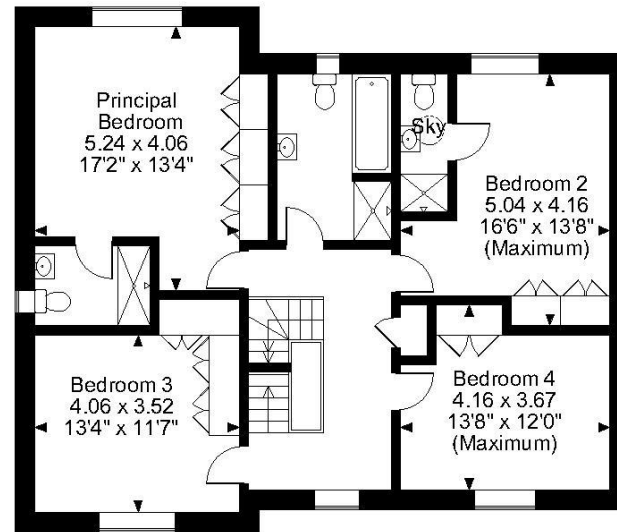
Oakes Close, Salisbury
Approximate Gross Internal Area
Main House = 2520 Sq Ft/234 Sq M
Double Garage = 393 Sq Ft/36 Sq M
Total = 2913 Sq Ft/270 Sq M



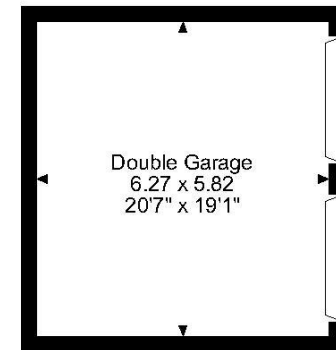
Ground Floor



Second Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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