



SHREWTON





# 2 ABBEY CLOSE,

Shrewton SP3 4LB

## Summary Of Accommodation

Substantial | Extended Family Home |  
Cul-de-sac Location within Popular Village |  
Superb Kitchen/Dining Room Extension | Large Sitting  
Room | Study | Large Utility plus Store Room |  
Five Double Bedrooms | Two Bathrooms |  
Ample Parking inc Garage | South-westerly Facing  
Rear Garden with Views | EPC: C

## Description

A modern detached family home with a generous extension and situated in a small cul-de-sac within the popular village of Shrewton. The spacious hallway provides views through the property into the garden. Off the hall are a study and a 23ft sitting room with double doors through to a superb 30ft kitchen/dining room – ideal for entertaining and with a real 'Wow' factor including high ceilings, wooden beams, a large island, bi-folding doors out to the garden and a large utility room to the side.

Upstairs, all five bedrooms are of a double size and provide the ever essential storage through a combination of built in wardrobes or space for free standing units. Two family bathrooms, again built with a thoughtful touch, offer a combination of walk in shower or Jacuzzi bath for the more relaxing evenings.

## Location

Shrewton is a popular, friendly village in the heart of Salisbury Plain, close to Stonehenge which allows free entry for Shrewton residents. The village has local amenities including a local butcher, doctors, convenience store, hairdresser, recreation ground and a pub. The local town, Amesbury has further amenities including supermarkets, doctors, dentists, schools, a library, restaurants and plenty of local shops, including a butcher, bakeries and pubs. Local events include a weekly market, the Dogs Trust Show, Amesbury Carnival and Durrington Festival. Situated to the south is the Cathedral city of Salisbury which provides a comprehensive choice of schooling, further shopping, restaurants, leisure facilities and a theatre. The city has a range of supermarkets as well as Park & Ride services into the city centre.

A303 (London/Exeter) 3m, Amesbury 7.5m, Salisbury 11m, Warminster 13m. Trains: Salisbury (London Waterloo 85 mins).









## Outside

The gardens are equally as impressive as the property itself. The rear garden faces south-west and has a charming cobbled wall as a real focal point. The garden otherwise affords a large degree of privacy with an expansive lawn surrounded by a combination of mature shrubbery, patio area and a large storage shed. Rolling countryside views appease the eye beyond the borders of the house.

To the front, there is a good sized lawned area with a variety of well stocked flower borders. To the side there is a significant area for parking which leads up to the garage.

## Directions

From our office on Salisbury Street continue to the traffic lights and turn left. When you reach Countess roundabout, go straight ahead onto Countess Road. Continue until you reach the roundabout and take the first exit. This road will then take you through Larkhill and once you have the left the village continue straight ahead until you reach Shrewton. Follow through the village until reaching the roundabout just past the Co-op and turn right passing the petrol station. Take the next left into Maddington and then continue up, turning right into Abbey Close.

## Local Information

Schools: [www.schoolguide.co.uk](http://www.schoolguide.co.uk)

News and Events: [www.salisburyjournal.co.uk](http://www.salisburyjournal.co.uk) and [www.spirefm.co.uk](http://www.spirefm.co.uk)

Facts, Figures and History: [www.wikipedia.org/wiki/Shrewton](http://www.wikipedia.org/wiki/Shrewton)

Stonehenge: [www.english-heritage.org/daysout/properties/stonehenge](http://www.english-heritage.org/daysout/properties/stonehenge)

## Owner's Comments

Abbey Close is a very quiet private cul-de sac. The fully enclosed rear garden is a treat offering a sense of space and tranquillity - 4 different patio areas allow full use of the sun and shade as it travels across the garden. Accessing into Salisbury Plain within 5 minutes the views, peace and quiet are simply gorgeous and hard to replicate. The hub of the house is the kitchen / sitting room extension (with range cooker and large oak island) running across the back of the house and opening through stable door and folding windows/doors onto the garden. This is a fantastic family house and secluded garden.





## Services

All mains services are connected.

## Tenure

Freehold.

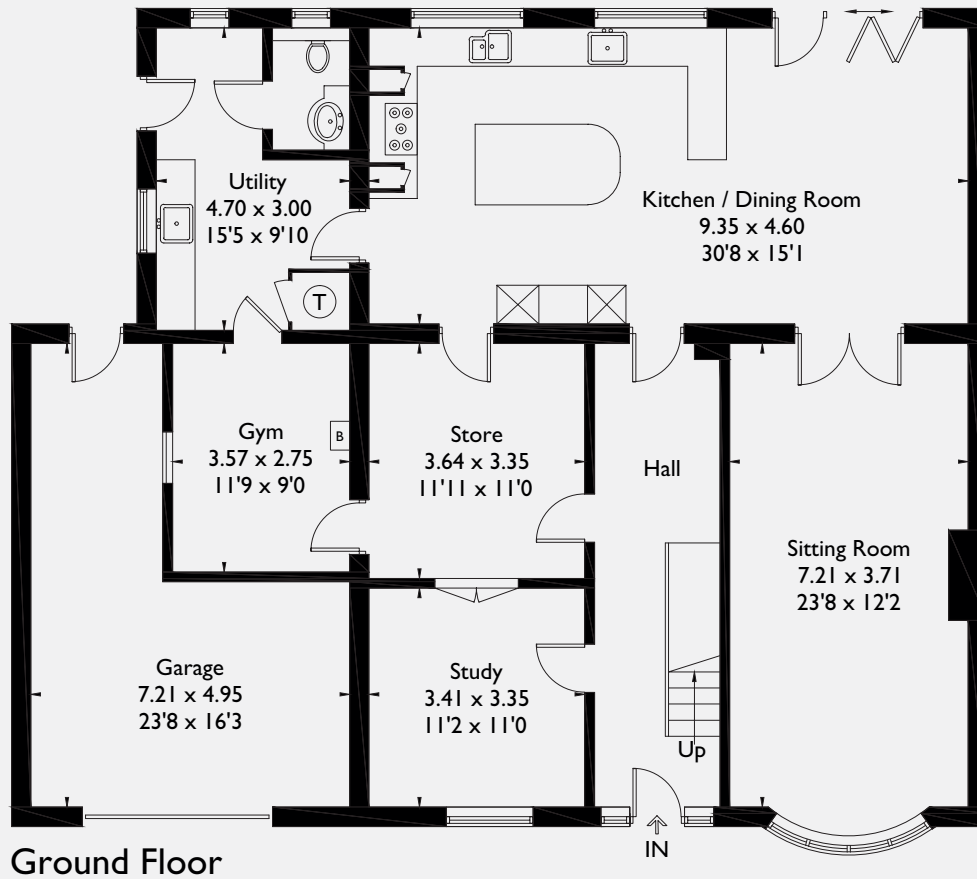
## Council Tax Band

Wiltshire Council Tax Band F.

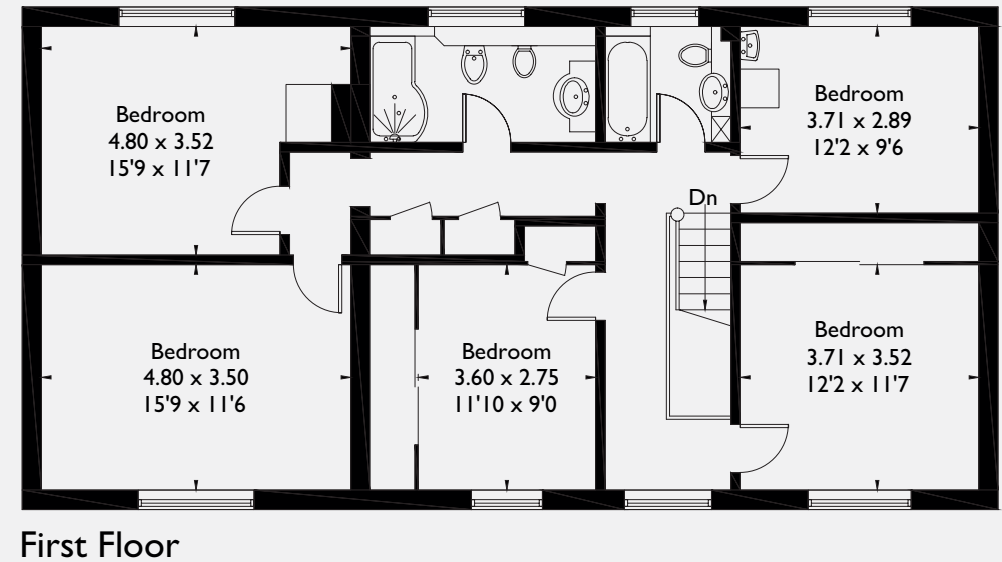
## Viewing

Strictly by appointment only with Bassets.





Approximate Gross Internal Area = 245.6 sq m / 2644 sq ft  
 Garage = 25 sq m / 269 sq ft  
 Total = 270.6 sq m / 2913 sq ft



#### Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate. 09 May 2018

**Bassets Property Services Ltd**  
 Registered in England No. 05040076 41 Castle Street, Salisbury, Wiltshire, SP1 3SP  
 Tel 01722 415141  
 Email [salisbury@bassets.co.uk](mailto:salisbury@bassets.co.uk)