

Livery Road | West Winsterslow

Chimneypots
estate agents





- A BEAUTIFUL DETACHED FAMILY HOME WHICH HAS BEEN CONSIDERABLY ENHANCED BY THE CURRENT OWNERS
 - WITH FURTHER DEVELOPMENT POTENTIAL (SUBJECT TO PP)
 - LIVING ROOM WITH INSET OPEN FIREPLACE
 - BRAND NEW KITCHEN WITH APPLIANCES
 - CONSERVATORY WITH RADIATOR, ENABLING USE ALL THROUGH THE YEAR
- MASTER SUITE WITH FITTED "JONES UNITS" AND FOUR PIECE EN-SUITE "JONES" BATHROOM
 - THREE FURTHER BEDROOMS
- "JONES" FITTED FAMILY BATHROOM, EN-SUITE AND CLOAKROOM
 - INTERNAL VIEWING HIGHLY RECOMMENDED



Situated within the requested village location of West Winterslow is this detached family home offering in excess of 2300 sqft of living accommodation (not taking into account the garage) set on a generous plot extending to in excess of 110 ft. The original bungalow was built in 1908 and has been retained within the family ever since. In the last few years, the property has been the subject of considerable enhancement and offers bright, spacious and versatile living accommodation which is arranged over two floors. Whilst the property has been enhanced there is still scope to further enhance which we will happily discuss.

West Winterslow is perfectly situated for easy access to London whilst being within good reach of the south coast and the south west of England. Easy access to the A303/M3 brings the business centres along the M3/M25 corridors within easy driving distance and to the south the A36/M27 brings the business centres along the coast including Poole, Bournemouth, Southampton and Portsmouth within easy reach. There are fast regular trains to London/Waterloo from Salisbury and Grateley stations. Locally there is an excellent selection of schools in both the public and private sectors. As well as the popular village school Salisbury has retained it boys and girls grammar schools.

Internally the property offers a dual aspect living room with feature inset fireplace and marble hearth and a door to a conservatory which affords views off the rear garden. A study/ bedroom four is located to the front of the property and could suit an elderly relative that may not manage the stairs. There is a dining room to the rear aspect and a door leading to a further hallway where the newly fitted kitchen and utility room can be located. A bathroom and cloakroom complete the ground floor accommodation.





The first floor boasts a 23ft landing and Master bedroom measuring 18ft x 17ft, with an extensive range of fitted wardrobes and drawers. The ensuite is fitted with a four piece suite. There are two further bedrooms both with cupboards and family bathroom completing the internal accommodation.

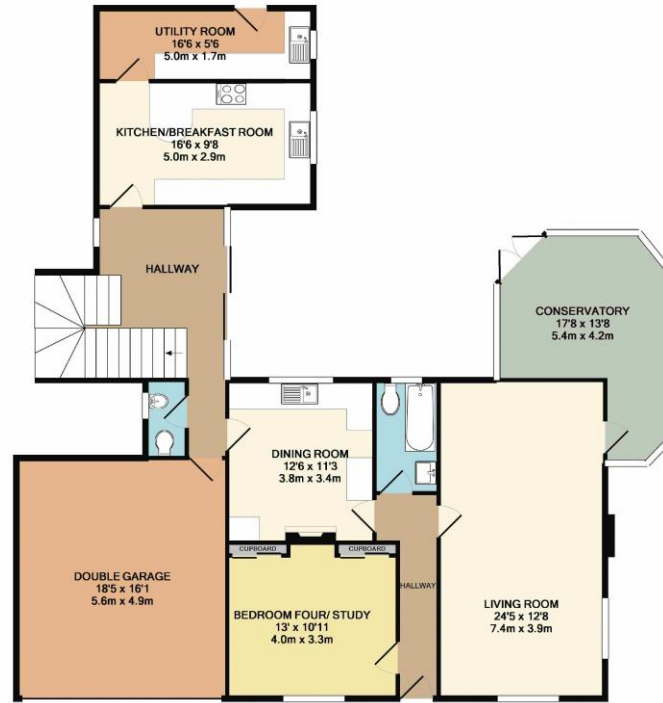
To the front of the property is a gravel driveway cresting off road parking for several vehicles and access to the double garage which is fitted with an up and over door. The rear garden has beautifully landscaped by the owners and in the summer months offers an extensive range of colourful flowers and shrubs. There is a large paved patio area and beautiful summer house.

Agents Note: Under Section 21 of The Estate Agents Act, we would like to inform all interested parties that the Vendor of this property is associated with Chimneypots Estate Agents.

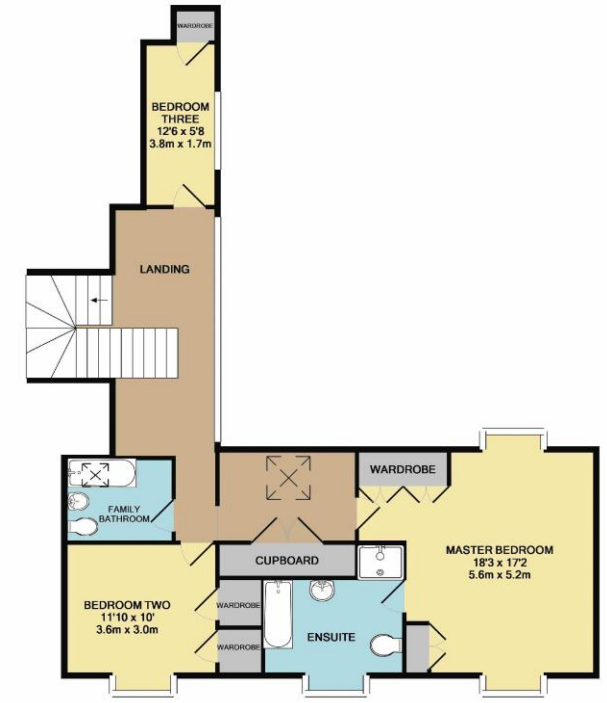




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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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