



1 The Paddock Over Street

Salisbury, SP3 4LP

£595,000



A substantial modern detached home in a semi-rural location with lovely views over open countryside. 1 The Paddock is very well constructed property offered for sale with vacant possession and offering great potential to enhance and personalise. The property offers very spacious accommodation with 6.6m sitting room, separate dining room, 4.3m kitchen/breakfast room, utility room, four double bedrooms, two bathrooms and cloakroom. Outside is a very generous driveway, double garage and two tier rear garden with a Westerly aspect. 1 The Paddock is double glazed with oil fired heating, the general decorative condition is good. Sitting within the village of Stapleford the property enjoys a peaceful setting yet is very well placed for Wilton and Salisbury with the A303 a short distance. An internal inspection is essential to appreciate this property fully.



Directions

Proceed from Wilton on the A36. On reaching the Pelican public house turn right into Over Street, following over Street for a time 1 The Paddock can be found on the left hand side.

Entrance Hall

Stairs to first floor.

Cloakroom

Low level WC and hand basin with splashback, tiled floor, extractor fan.

Sitting Room 21'9" x 11'10" (6.65m x 3.63m)

Double aspect room with double doors to rear and double glazed window to front aspect. Open stone fireplace and hearth. Two radiators.

Dining Room 10'5" x 12'1" (3.2m x 3.69m)

Double glazed window to rear garden. Radiator.

Kitchen/Breakfast Room 14'1" x 9'4" (4.3m x 2.87m)

Range of work surfaces with inset one and half bowl sink unit with mixer tap, base and wall mounted cupboards and drawers, double oven, electric hob with extractor over, built in fridge/freezer, built in dishwasher, tiled floor, ceiling downlighters.

Utility Room 7'4" x 9'4" (2.24m x 2.87m)

Work surface with inset sink and drainer. Base and wall mounted cupboards. Door to side garden. Modern oil fired boiler. Double glazed window to front and door to side. Tiled floor.

First Floor Landing

Hatch to loft. Double glazed window to front.

Bedroom One 11'5" x 14'9" (3.48m x 4.5m)

Double glazed window to front with views. Radiator. En-suite - Tiled shower cubicle with thermostatic mixers and glass screen. WC and hand basin. Strip light, shaver socket and extractor fan.

Bedroom Two 12'5" x 9'4" (3.81m x 2.87m)

Double glazed window to rear aspect. Radiator.

Bedroom Three 9'1" x 12'1" (2.79m x 3.69m)

Double glazed window to rear aspect. Radiator.

Bedroom Four 10'0" x 11'10" (3.07m x 3.63m)

Double glazed window to rear aspect. Radiator.

Bathroom 8'11" x 9'4" (2.74m x 2.87m)

White suite comprising panelled bath with mixer taps and shower screen, WC and wash hand basin. Strip light and shaver socket, extractor fan, part tiled walls, deep airing cupboard with hot water tank and immersion heater.

Outside

To the front of the house is an expansive tarmac driveway providing parking for 6 cars comfortably, well enclosed by a brick wall. Pedestrian access to either side of the property, outside tap and light.

To the rear of the house is a split level garden with huge potential. Immediately outside the property is a substantial full width patio area with pedestrian access to either side of the property. Generous steps lead up to two tiers of lawn which is enclosed by wooden fencing.

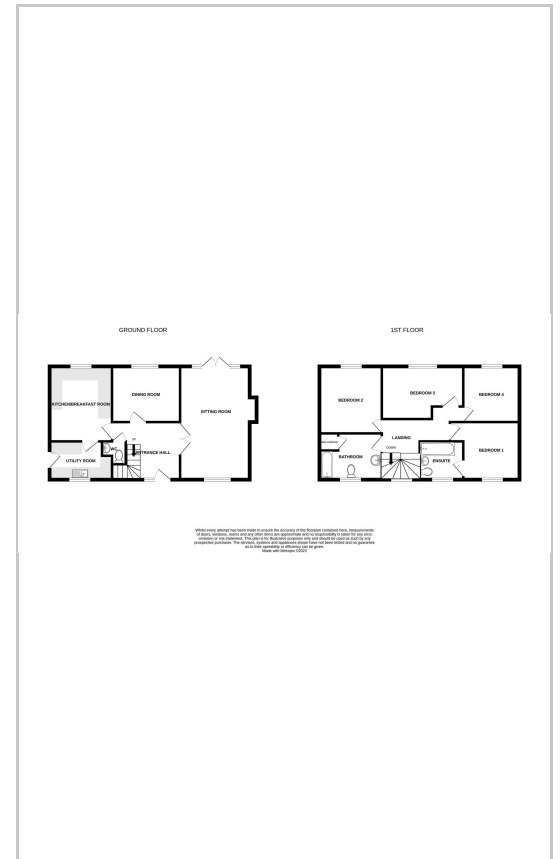
Double Garage 17'9" x 16'6" (5.43m x 5.04m)

Twin up and over doors, light and power, pedestrian access door.

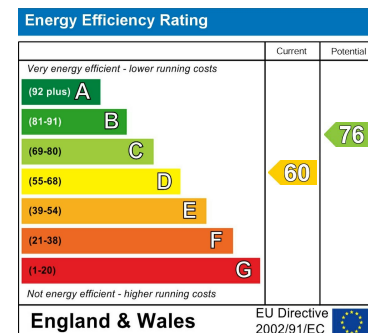
Area Map



Floor Plans



Energy Efficiency Graph



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