



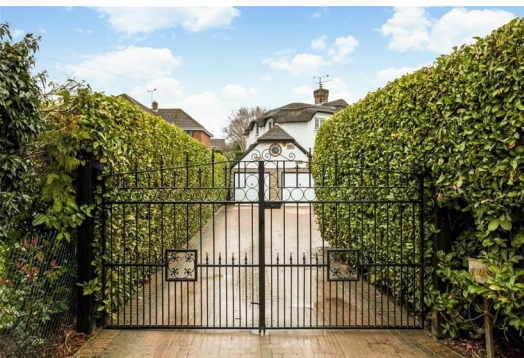
## By The Way

Salisbury, SP3 4HG

Guide price £750,000



By The Way is a truly special attached property which can only be appreciated by a visit. The house was built in the 1940's in a characterful style and has been extended and extensively refurbished by its current owners to create a wonderful family home. Set within its own grounds By The Way benefits from particularly generous and private front and rear gardens. The flexible accommodation comprises three reception rooms, 4.8m kitchen/breakfast room, utility room, master bedroom suite with dressing room and en-suite, three further double bedrooms (one with en-suite) and a large modern family bathroom. Outside the property has a substantial double garage with useful studio/office over and extensive driveway parking. Sitting quietly along this private road, By The Way enjoys a peaceful setting with rural views yet is within walking distance of extensive village amenities. The village of Shrewton is very well placed for the A303, Salisbury Plain and open countryside. Amesbury is a short distance with a long list of useful amenities and Salisbury is only within easy reach (11 miles).



## Location

Rollestone Road is a quiet private road located within walking distance of the village centre. Here there is a general stores, primary school, church, public house and hall. Amesbury is 3 miles away, connection to the A303 2 miles away, and Salisbury about 10 miles.

## Directions

From Stonehenge proceed on the A360 Devizes Road towards Shrewton. On the edge of the village go down a small hill then turn left into Rollestone Road. Continue round the right hand bend and you will come to By The Way on the right side after about 200 yards.

## Entrance Porch

Coat hooks.

## Entrance Hall

Stairs to first floor. Radiator. Large understairs cupboard.

## Sitting Room 25'4" x 12'1" (7.74m x 3.69m)

Log burner. Television aerial point. 2 radiators. Wall lights.

## Dining Room 12'6" x 9'2" (3.82m x 2.80m)

Radiator.

## Study/Snug 11'5" x 10'10" (3.49m x 3.31m)

Open fireplace. Radiator. Shelving.

## Kitchen/Breakfast Room 15'9" x 13'6" (4.81m x 4.14m)

Hugely impressive social space with a number of zones. Matching range of shaker style wall and base units with granite work surface over.

Double bowl sink unit. Electric double oven. Induction hob with extractor fan over. Waste disposal unit. Breakfast bar, space for American style fridge/freezer. Built in bottle rack. Open plan to:

## Living Room 13'4" x 10'5" (4.08 x 3.18m)

Radiator. Double doors to garden.

## Utility Room

Single drainer sink unit. Space and plumbing for washing machine and tumble dryer. Space for fridge. Base unit, wall cupboards and door to rear.

## Cloakroom

WC. Wash hand basin. Oil fired boiler. Mirror.

## First Floor Landing

Radiator. Access to large loft and ladder.

## Bedroom One 12'1" x 10'3" (3.69m x 3.14m)

Radiator. Fitted wardrobes. Fireplace.

Dressing Room (3.13m x 3.58m) with fitted wardrobes and radiator.

En-suite - Panelled bath with hand held shower attachment, WC, hand basin, and heated towel rail. Tiled walls.

## Bedroom Two 14'0" x 8'0" (4.27m x 2.44m)

Radiator.

## Bedroom Three 17'3" x 8'4" (5.27m x 2.56m)

Fitted wardrobes and dressing table. Separate dressing area with wardrobes.

En-suite Shower Room -Shower cubicle, wash hand basin, WC, partially tiled walls and heated towel rail.

## Bedroom Four 13'5" x 10'2" (4.09m x 3.12m)

Wardrobes. Radiator.

## Bathroom

Roll-top bath. Insignia steam shower. Wash hand basin with cupboards below. WC. Airing cupboard containing lagged hot water tank and immersion heater. Heated towel rail. Wall heater.

## Double Garage 18'2" x 17'7" (5.54m x 5.36m)

Twin up and over doors, power and light.

Studio above (5.00m x 3.22m) With power and light, electric radiator.

## Outside

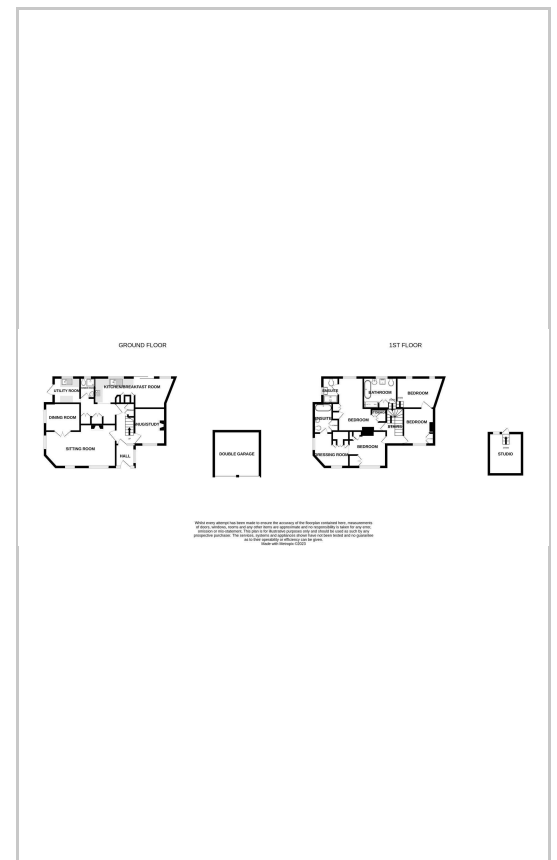
Sat within an extremely private plot the property is fully enclosed by mature Laurel hedging. Double gates lead to brick paved driveway with parking for 5-6 cars. Steps to the front door, side and studio. The rest of the front garden is predominantly lawn with an extensive range of mature trees and planting, due to the size and privacy of this area it can be used fully and is a safe environment for children and animals. There is also power running from the house to the bottom of the front garden and to drive.

To the rear of the house is a newly laid full width grey porcelain tiled patio with outside tap and light. Raised fishpond with waterfall. Steps lead up to a generous lawn which is well enclosed by mature hedgerow and trees. Screened oil tank. Toward the far end of the garden is a substantial area with a range of mature trees which could be used for a vegetable garden, chicken run or perfect play area for children.

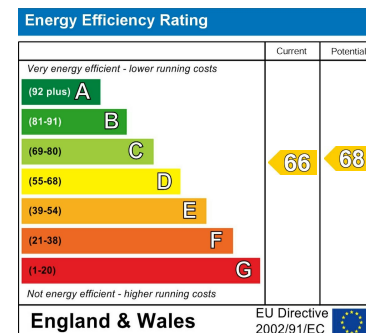
## Area Map



## Floor Plans



## Energy Efficiency Graph



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