



1 Rosery Court Hindon Road

Salisbury, SP3 5EG

Guide price £575,000



A substantial family home built in 1988 offering a great level of accommodation occupying a surprisingly generous plot. 1 Rosery Court is an individually built modern home which has been well maintained by its current owners but could now benefit from some cosmetic enhancement. The house benefits from well proportioned accommodation with a well considered layout, which includes 6.4m sitting room, 3.95m separate dining room, separate ground floor study, well proportioned kitchen/breakfast room, utility room, four bedrooms, two bathrooms and WC. 1 Rosery Court benefits from double glazing, oil fired central heating (modern boiler and tank) as well as PV and thermal roof panels. Outside the property enjoys a generous shared driveway and substantial double garage, as well as very palatial front garden (with scope to create further parking) and lovely rear garden with Southerly aspect and views over open countryside.



Location

Located in the popular village of Dinton, 1 Rosery Court is well placed for the village public house with the church and local school within walking distance. Dinton enjoys some lovely walks and is well situated for Wilton and Tisbury (main line station), with Salisbury within striking distance. This is a great opportunity to acquire a lovely family home with great scope to personalise.

Directions

Proceed to Dinton from Barford St Martin, on entering the village pass Sandhills Road and Pembroke Fields on your right. The entrance to Rosery Court can be found on your left hand side opposite the Wyndham Arms public house.

Entrance Lobby

Glazed door to:

Entrance Hall

Stairs to first floor with cupboard under. Radiator.

Cloakroom

Coloured WC and basin with tiled splashbacks. Obscure double glazed window and radiator.

Sitting Room 21'1" x 11'11" (6.45m x 3.65m)

Double glazed window to front and doors overlooking the rear garden. Open fireplace with stone surround. Two radiators, wall lights and television aerial point.

Dining Room 12'11" max x 10'2" (3.95m max x 3.1m)

Double glazed bay window overlooking the rear garden. Radiator and wall lights.

Study 10'9" x 8'2" (3.3m x 2.5m)

Double glazed window overlooking the rear garden. Radiator.

Kitchen 11'3" x 10'4" (3.45m x 3.15m)

Matching wall and base units with work surface over. Fitted electric hob with extractor hood over and double oven under. Plumbing and space for dishwasher. 1 ¼ bowl sink unit with mixer tap, radiator, double glazed windows to front and side aspect. Radiator.

Utility Room 9'0" x 5'1" (2.75m x 1.55m)

Range of wall and base units with worksurface over. Inset stainless steel sink unit with mixer tap. Plumbing and space for washing machine and fridge/freezer. Double glazed window to front and door to side. Radiator.

First Floor Landing

Access to loft space. Full height airing cupboard. Radiator.

Bedroom One 11'11" x 11'7" (3.65m x 3.55m)

Double glazed window to front aspect. Six built in wardrobes, bedside tables and matching sets of drawers. Double radiator.

En-Suite 10'9" x 6'0" extending to 12'3" (3.3m x 1.85m extending to 3.75m)

Matching coloured suite, comprising WC, vanity basin, panelled bath and separate shower enclosure with thermostatic controls. Tiled splashbacks, radiator, obscure double glazed window and mirror light.

Bedroom Two 9'10" extending to 12'1" x 10'11" (3m extending to 3.7m x 3.35m)

Double glazed window to front aspect. Four built in wardrobes with matching dressing table with drawers. Radiator.

Bedroom Three 8'4" x 9'10" (2.55m x 3m)

Double glazed window to rear with lovely views over the garden and countryside beyond. Built in double wardrobe with mirrored sliding doors. Radiator.

Bedroom Four 11'11" x 7'0" (3.65m x 2.15m)

Double glazed window overlooking the garden. Radiator.

Bathroom 8'0" x 5'6" (2.45m x 1.7m)

Coloured suite comprising WC, pedestal basin and panelled bath with mixer/shower over. Tiled splashbacks, radiator, obscure double glazed window and mirror light.

Double Garage 18'8" x 17'8" (5.7m x 5.4m)

Twin automated doors to front and pedestrian door to side. Floor mounted Worcester oil boiler, power and light. Loft storage.

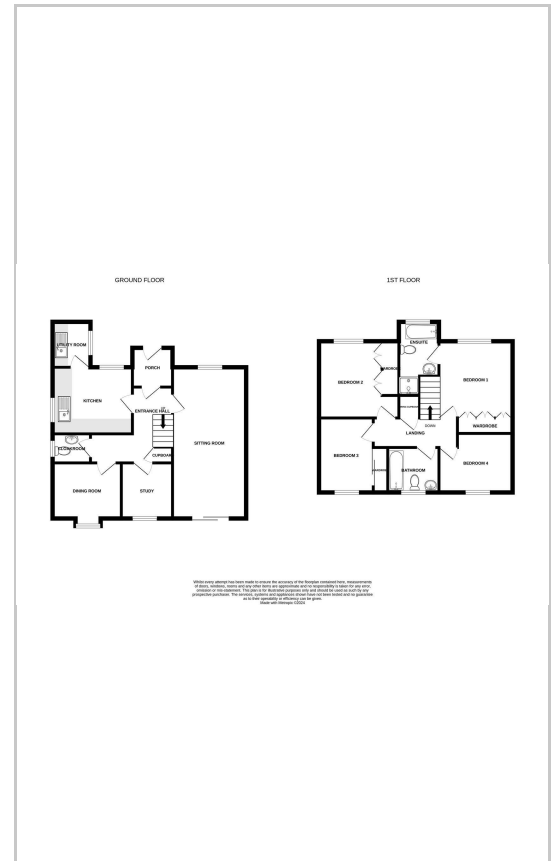
Outside

Rosery Court has a shared access (one property) with a gravel driveway then splitting to provide parking for three cars comfortably. The drive also provides access to the garage. To the front of the garage is a substantial area of lawn which is well enclosed by mature hedgerow and fencing, this area of garden is well stocked by mature shrubs, ornamental trees and flowerbeds. Immediately in front of the house is a small area of lawn and courtyard providing access to the front door and side covered porch, also a concealed log storage area. Potential buyers may wish to re-landscape the main area of front garden to provide extensive additional parking etc. To the rear of the house is a lovely garden which gently falls away and enjoys a sunny aspect and views. Immediately outside the sitting room is a generous patio with outside socket, light and awning. Beyond is a lovely shaped lawn with mature planting to both sides and well enclosed by wooden fencing. To one side of the house is a garden shed, to the other is an attractive area of garden which has well stocked flower beds and path that leads to the covered side porch. The path also provides access to an enclosed paved area to the rear of the garage where the oil tank can be found.

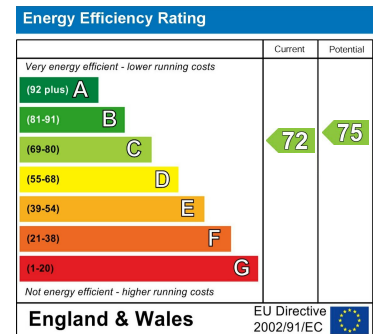
Area Map



Floor Plans



Energy Efficiency Graph



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