



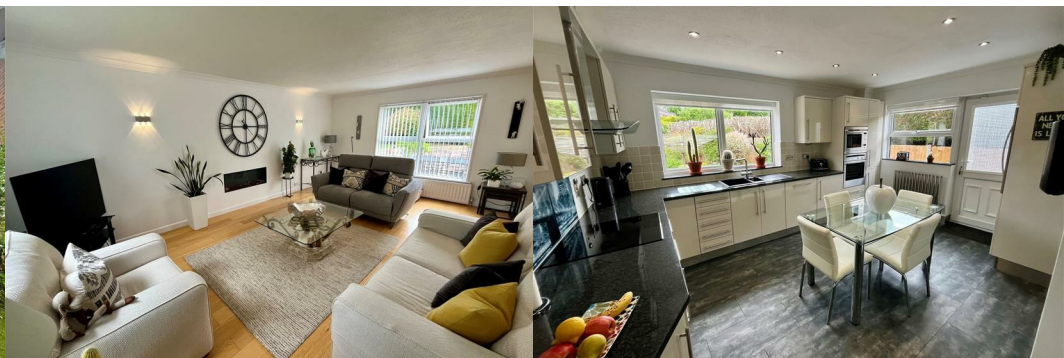
12 Ashlands

Ford, SP4 6DY

£785,000



A substantial and beautifully presented family home occupying a generous private plot within this peaceful cul-de-sac. 12 Ashlands is a hugely impressive house which has been greatly improved by its current owners and can only be appreciated by a viewing. The property has a particularly spacious and light feel from the moment you step into the entrance hallway. The current owners have made numerous improvements including water softener, new heating boiler, oil tank, security alarm system, UPVC fascias/soffits and automated garage doors. The hugely practical layout comprises entrance porch, reception hallway, sitting room, dining room, kitchen/breakfast room, utility, four double bedrooms, two bathrooms and cloakrooms. 12 Ashlands sits within an enviable private plot toward the end of a private driveway, approached by an expansive brick paved driveway which provides parking for numerous vehicles and access to the double garage. The rear garden is very well enclosed and private with a lovely array of mature planting. Ford is a small village on the Northern fringes of the city, open countryside is on your doorstep with Salisbury city within easy reach.



Directions

Proceed to Ford from Castle Road, on entering the village turn left into Ashlands. As you enter the road bear right, then left and proceed to the end of the driveway where the entrance to number 12 can be found.

Porch

American Walnut double doors to entrance hall.

Entrance Hall

Lovely welcoming space with double height ceiling. Stairs to first floor. Double radiator. Double glazed window to side. Oak flooring.

Sitting Room 20'6" x 12'11" (6.25m x 3.95m)

Generously proportioned and filled with natural light. Double glazed window to front and double glazed window to rear. Two double radiators, feature living flame fire, wall lights, oak flooring. Semi open plan to:

Dining Room 12'9" x 9'8" (3.9m x 2.95m)

Double glazed sliding doors overlooking the rear garden. Double radiator and oak flooring.

Kitchen 14'11" x 13'11" reducing to 10'5" (4.55m x 4.25m reducing to 3.2m)

Matching range of gloss wall and base units with granite work surface over. Inset induction hob with extractor hood over, integral eye level oven and convection microwave, dishwasher, larder fridge, freezer and wine cooler. Inset 1 ¼ bowl sink with mixer tap and filtered drinking water system. Double glazed door and window to side and double glazed window overlooking the rear garden. Radiator and ceiling spotlights.

Utility Room 5'10" x 4'11" (1.8m x 1.5m)

Plumbing and space for washing machine and tumble dryer. Inset stainless steel sink with mixer tap with cupboard under and tiled splashbacks.

Cloakroom

Concealed cistern WC and vanity basin with mixer tap. Heated towel rail, obscure double glazed window and ceiling spotlights.

Double Garage 18'8" max x 18'10" (5.7m max x 5.75m)

Twin electric up and over doors. Window to side and door to utility. Power and light.

First Floor Landing

Generous area with drop down ladder to boarded loft space. Double radiator and ceiling spotlights.

Master Bedroom 16'10" x 11'9" (5.15m x 3.6m)

Twin double glazed window to front aspect. Built in range of fitted wardrobes (seven) and dressing table with low level storage, radiator, air conditioning unit and ceiling spotlights.

En-Suite 11'3" x 6'6" (3.45m x 2m)

Low level WC, bidet, vanity sink unit and walk in shower with thermostatic controls. Feature stone tiled splashbacks and floor, heated towel rail, obscure double glazed window and ceiling spotlights.

Bedroom Two 15'1" x 9'2" (4.6m x 2.8m)

Double glazed window overlooking the rear garden, built in double wardrobe, radiator and ceiling fan.

Bedroom Three 14'11" x 10'11" (4.55m x 3.35m)

Double glazed window to front aspect, built in double wardrobe, radiator and ceiling fan.

Bedroom Four 10'7" x 9'0" (3.25m x 2.75m)

Double glazed window to rear aspect built in double wardrobe and full height storage. Extensive range built in wooden storage cupboard, display shelving and desk.

Bathroom 8'2" x 5'8" (2.5m x 1.75m)

Refitted white suite comprises panelled bath with mixer/shower over, concealed cistern WC, and vanity basin. Tiled walls and floor, heated towel rail, twin obscure glazed windows to rear and ceiling spotlights.

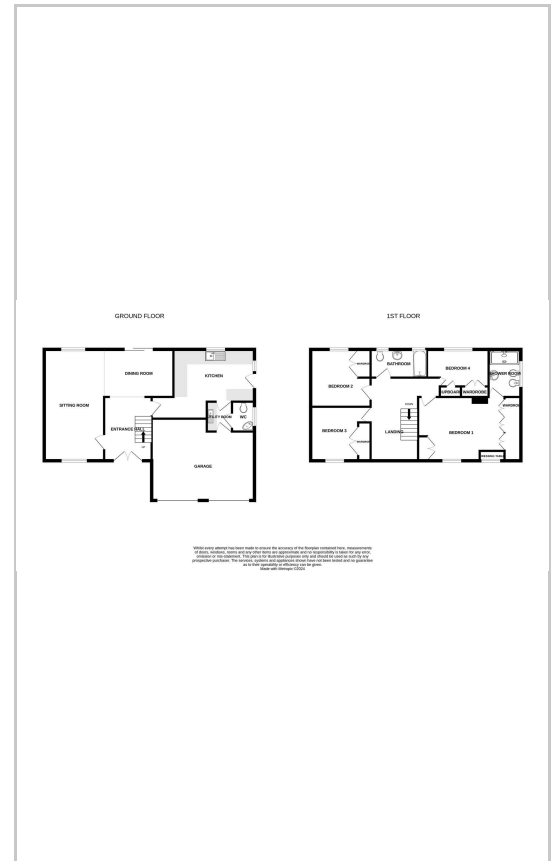
Outside

To the front of the house are two generous areas of lawn with a lovely range of mature planting including Silver Birch tree, well enclosed by Laurel hedge and fencing. Brick paved driveway providing great levels of parking. Access to garage and pedestrian gate to side. The rear garden is a deceptively spacious area which is also very well enclosed and screened by hedging and fencing. Immediately outside the utility room is a sandstone path to front with recently installed Grant oil boiler. The path continues to a generous sandstone patio with outside tap, socket and lighting. Beyond is a shaped gravelled area with water feature, raised well stocked flower bed with array of mature planting and summer house with power and light. To the far side of the garden is a lawn with further mature planting and ornamental trees. To the side of the property is an enclosed area of garden which provides a useful screened space for storage with garden shed and modern oil tank.

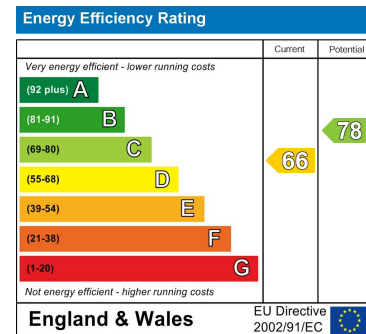
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU

Tel: 01722 411151 Email: enquiries@venditum.co.uk <https://www.venditum.co.uk>