



The Old Bakery Church Street

West Grimstead, SP5 3RE

£850,000



The Old Bakery is a beautifully presented and versatile home with a fantastic level of accommodation stretching to over 3000 square feet. The property is presented to the highest standard throughout with a great deal of character and charm, without compromising on practicality. The Old Bakery's layout provides great versatility which can yield up to six bedrooms with three bathrooms, yet part of the house could easily be used as a self contained annexe or holiday let. The quality of the fittings and finish throughout the property are superb and can only be truly appreciated by an internal viewing. The Old Bakery also has a large garage as well as two driveways/parking areas. The property sits within a lovely plot which extends to around ¼ acre and benefits from a southerly aspect. The garden has a lovely array of mature planting with various 'areas', the current owners have added a particularly attractive covered seating area. The popular village of West Grimstead is very well placed for Salisbury, Romsey and the M27. The village of Alderbury is a short distance which boasts an array of amenities including popular school, shop/post office and public house. This is an exceptionally rare opportunity to acquire a substantial character home with such levels of versatility. An internal viewing is essential.



Directions

Proceed to West Grimstead following the Grimstead Road into the village. The Old Bakery can be found on the right hand side just after Church Street.

Entrance Hall 12'1" x 12'5" (3.7m x 3.8m)

Stairs to first floor with cupboard under. Oak floor. Double radiator. Built in double cupboard. Ceiling spotlights.

Cloakroom

Concealed cistern WC and vanity basin. Double glazed window to rear, heated towel rail, extractor and oak floor.

Reception Room 28'10" x 13'1" (8.8m x 4m)

Light filled room with double glazed windows to front and side aspect. Two radiators, glazed double doors, television aerial and lamp points. Log burner. Partial oak flooring, opening to:

Kitchen/Dining Area 23'9" x 12'11" (7.25m x 3.95m)

Dining Room – Double glazed doors to rear. Radiator.
Kitchen – Matching range of shaker style wall and base units with solid wooden work surface. Inset sink unit with mixer taps, built in microwave, two built in ovens, gas hob, extractor hood. Integral fridge/freezer and dishwasher. Double glazed window to rear aspect, ceiling spotlights and oak floor.

Rear Looby

Stable door to rear, double glazed window, radiator and oak floor.

Utility Room 8'10" x 6'10" (2.7m x 2.10m)

Matching wall and base units, solid wooden worksurface with inset ceramic sink and mixer tap. Space for washing machine and tumble dryer. Double cupboard housing Glow Worm gas boiler and hot water tank. Radiator, double glazed window and oak floor.

Study/Snug 19'0" x 11'5" (5.8m x 3.5m)

Double glazed windows to front and side. Vertical radiator, part vaulted ceiling with ceiling spotlights. Stairs to:

Landing Area

Velux window and part glazed windows to rear. Radiator.

Bedroom Six 15'1" x 9'8" (4.6m x 2.95m)

Sloping ceiling. Velux window to side aspect. Radiator.

Bedroom One 17'2" x 14'11" (5.25m x 4.55m)

Double glazed window to front and stable door to rear garden. Radiator, ceiling spotlights and staircase down to:

Studio/Gym 14'11" x 10'11" (4.56m x 3.35m)

Double glazed door to front and obscure glazed window to side. Tiled floor, telephone point and ceiling spotlights. Deep understair cupboard. Door to:

Shower Room

Walk in shower enclosure with thermostatic controls, WC and vanity basin. Tiled splashbacks, heated towel rail, ceiling spotlights, extractor fan and tiled floor.

First Floor Landing

Full height airing cupboard. Light tube.

Bedroom Two 13'1" x 11'11" (4m x 3.65m)

Double glazed window to side aspect. Radiator.
En-Suite – Walk-in shower with thermostatic controls, concealed cistern WC and vanity basin. Tiled splashbacks and floor, heated towel rail, extractor fan and Velux window.

Bedroom Three 13'1" x 11'11" (4m x 3.65m)

Double glazed windows to front and side aspects. Radiator.

Bedroom Four 12'7" x 9'8" (3.86m x 2.95m)

Double glazed window to rear aspect. Double radiator.

Bedroom Five 12'5" x 8'10" (3.8m x 2.7m)

Double glazed window to front aspect. Double radiator.

Family Bathroom

White suite comprising WC, basin and panelled bath with mixer/shower attachment. Tiled splashbacks and floor. Heated towel rail, double glazed window to rear aspect, ceiling spotlights and extractor fan.

Outside

To the front of the property is a driveway for one car with double gates to rear garden. To the side of The Old Bakery is a further parkway area for a further two vehicles and also provides access to the garage.

Garage (5m x 4m)

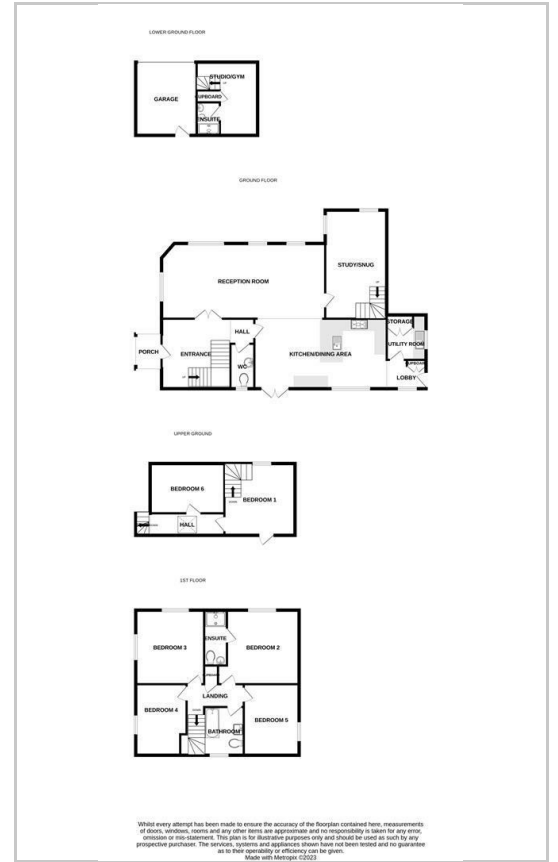
Electronic sectional up and over door, door to rear, power and light.

Immediately outside the kitchen and utility doors is a gravel area with outside light, tap, socket and car charging point. Double gates to front, steps down to garage and steps up to lawn. The property has a lovely area of flat lawn which is well enclosed by mature hedge interspersed with trees and shrubs. Central paved patio area and further more expansive patio with covered pergola. Vegetable plots, greenhouse and fruit cage.

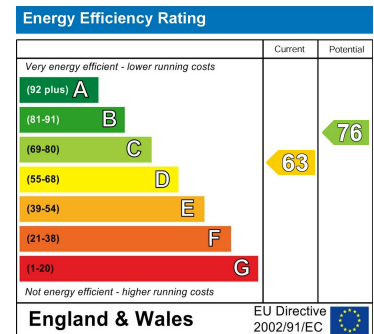
Area Map



Floor Plans



Energy Efficiency Graph



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