



15 The Orchard

Salisbury, SP5 5QL

£425,000



A hugely impressive four bedroom detached home quietly situated within this thriving village with lovely open views to the rear. 15 The Orchard is a very well presented property having been refined and greatly improved by its current owners. The house has a well proportioned and practical layout but also has scope/planning consent for extension. Key features include refitted kitchen with integral appliances, two refitted bathrooms and cloakroom and installation of a log burner. In addition the owners have hugely improved the energy efficiency and sustainability of 15 The Orchard with the installation of a 6KW PV system, 8KW storage battery, highly efficient modern electric heaters and cavity wall insulation. Outside the property has a generous two car drive (with EV charge point), garage and lovely garden overlooking grazing paddocks.



Location

The Orchard is a small modern cul-de-sac well situated within the thriving village of Sixpenny Handley. A very busy local shop is a short walk from the house. The village boasts a long list of amenities including village school, church, doctors, sports pavilion (with pop up bar) and village hall. Sitting within the Cranbourne Chase ANOB, Sixpenny Handley has a wealth of walking on its doorstep. The location provides great access to Salisbury, Blandford and Wimbourne/Ringwood, giving a great range of schooling options.

Directions

From Salisbury take the A354 toward Blandford. After a time turn right at the roundabout turn right onto the B3081 following the road into the village. Turn right into Dean Lane where The Orchard can be found on your left hand side.

Double Glazed Front Door to:

Entrance Hall

Stairs to first floor with contemporary oak and glazed balustrading. Wall mounted Rointe electric heater.

Cloakroom

Refitted contemporary concealed cistern WC and vanity sink unit with tiled splashbacks, electric heater and obscure double glazed window to front aspect.

Sitting Room 18'4" x 12'5" (5.6m x 3.8m)

Double glazed bay window to front and double glazed window to side. Contemporary log burner with polished granite hearth. Two Rointe electric heaters. Semi open-plan to:

Dining Room 11'8" x 8'8" (3.56m x 2.65m)

Double glazed doors to rear garden. Rointe electric heater.

Kitchen 11'9" x 10'4" (3.6m x 3.15m)

Refitted contemporary gloss wall and base units with worksurface over. Inset electric CDA induction hob with extractor hood over. Integral CDA double oven, dishwasher, larder refrigerator and freezer. Plumbing and space for washing machine. Inset one and quarter bowl ceramic sink with mixer tap, drinking water spout and waste disposal unit. Double glazed door to side and window overlooking the rear garden. Inset ceiling spotlights and low level LED lighting.

First Floor Landing

Double glazed window to side aspect. Access to loft space, vertical electric radiator and over stair airing cupboard.

Bedroom One 12'9" x 11'11" (3.9m x 3.65m)

Double glazed window to front aspect. Feature bedside pendant lights. Door to: En-Suite – Refitted WC, vanity basin and corner shower enclosure with thermostatic shower over. Tiled walls, obscure double glazed window to side and electric heated towel rail.

Bedroom Two 11'9" x 10'4" (3.6m x 3.15m)

Double glazed window to rear aspect with lovely views over grazing paddocks. Feature bedside pendant lights. Built in double wardrobe with mirrored sliding doors.

Bedroom Three 9'0" x 8'6" (2.75m x 2.6m)

Double glazed window to rear aspect with views.

Bedroom Four 9'10" x 6'10" max/4'9" min (3m x 2.1m max/1.45m min)

Double glazed window to front aspect. Range of built in full height wardrobes with mirrored sliding doors. N.B. The current owners use this bedroom as a dressing room.

Bathroom

Refitted white suite comprising WC, vanity basin and 'shower bath' with thermostatic shower over. Tiled walls, heated towel rail and extractor fan.

Outside

To the front of the house is a gently sloping area of lawn with steps leading to the front door. Attractive range of planting and pedestrian access to side. Tarmac driveway providing parking for two cars and access to the garage. EV charging point.

Garage (5.7m x 2.6m)

Up and over door, pedestrian door to rear garden, loft storage and power.

The rear garden has been landscaped to make the most of the lovely aspect and view. Immediately to the rear of the house is a sandstone patio with path to side, access to the garage and outside tap. Generous steps lead up to an area of lawn with well stocked raised flower bed and raised fishpond/water feature. To the far end of the garden is a paved seating/dining area with contemporary pergola. Mature ornamental tree and garden shed.

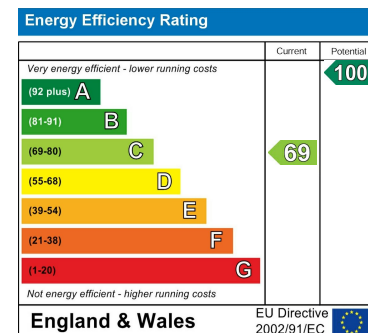
Area Map



Floor Plans



Energy Efficiency Graph



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