



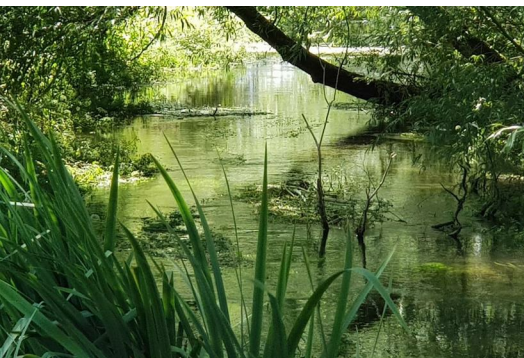
123 Church Road

Laverstock, SP1 1RB

Guide price £750,000



A truly exceptional river frontage home, giving access to boating, swimming and fishing, alongside a very generous level of versatile accommodation. 123 Church Road has been extended and greatly improved by its current owners, the true extent of which can only be appreciated by a visit. The property can easily yield six double bedrooms over two floors. Accommodation features include 10m x 5m luxury kitchen/living space, master bedroom suite comprising 5m bedroom/dressing room/en-suite, first floor lounge area, five further double bedrooms (two en-suite), family bathroom and utility room. Outside 123 Church Road has an ample driveway parking for 4-5 vehicles and a garage. However, the real jewel in the property's crown is the lovely rear garden which leads down to the River Bourne. The aspect and view from the garden is truly idyllic. Located in Laverstock the property is perfectly located for local schools, local amenities, open downlands and Salisbury city centre itself. 123 Church Road would make an ideal family/multi generational family home with great scope for guests. An internal viewing is essential.



Précise of Features

Modern rear extension, remodelling of original property, new roof covering, new dormer roofing and cladding, new heating system, upgraded electrical system, two log burners, underfloor heating in bathroom, electronic landing/kitchen blinds, electronic garage door, internal oak doors, double glazed throughout, modern kitchen with full range of fitted appliances, quartz worksurfaces, high quality bathroom fittings, sun awnings.

Directions

Proceed through Laverstock following Church Road past the convenience shop and schools, straight over the mini-roundabout following the road for a short time where 123 can be found on your left hand side.

Double Glazed Front Door to:

Entrance Hall

Open staircase to first floor. Vertical radiators, tiled floor, seating area. Three full height cloak/shoe cupboards.

Kitchen/Living Area 32'9" x 16'6" (10m x 5.05m)

Kitchen Area - High gloss wall and base units with quartz worksurface over. Inset 1 ¼ bowl sink unit with mixer tap. Fitted induction hob, eye level oven, microwave, dishwasher and larder fridge. Larder cupboard with shelving/drawers, integral bins/wine racks. Breakfast bar area with pop up socket. Double doors to rear, window to side and roof-light. Tiled floor. USB sockets.

Dining/Living Area – Doors to rear garden and rooflight. Log burner, vertical radiators and tiled floor.

Utility Room 13'7" x 7'4" (4.15m x 2.25m)

Double glazed door to rear, skylight and door to garage. Plumbing and space for washing machine, tumble dryer, inset 1 ¼ bowl sink with mixer and quartz worktop. Space for freezer, radiator, tiled floor.

Integral garage 17'2" x 8'2" (5.25m x 2.5m)

Electric roller door to front. Door to utility, power and light. Fully plastered and insulated.

Ground Floor Bedrooms

Bedroom Two 12'7" x 9'8" (3.85m x 2.95m)

Double glazed window to front. Double radiator. Built in wardrobe cupboard, laminate floor.

Bedroom One 16'10" x 13'11" max (5.15m x 4.25m max)

Double glazed windows to front and side aspects. Double radiator. Door to:

Dressing Room (4.25m x 1.7m)

Obscure double glazed window to side. Radiator.

En-Suite (4.25m x 1.8m)

Walk-in shower enclosure with thermostatic controls and wet wall splashbacks, twin vanity sinks with quartz counter, low level WC and bidet. Heated towel rail, tiled floor, obscure double glazed window and ceiling spotlights.

Bedroom Three 10'11" x 11'3" (3.35m x 3.45m)

Double glazed window to side, built in wardrobe cupboard, radiator and laminate floor, ceiling spotlights.

Family Bathroom

Refitted matching suite comprising panelled bath with shower over, vanity sink and quartz counter. Concealed cistern WC. Tiled splashbacks and floor, with underfloor heating. Heated towel rail and rooflight.

First Floor

Sitting Area 15'8" x 13'9" (4.8m x 4.2m)

Twin picture windows to rear aspect with tree filled views, vertical radiator, contemporary log burner with Travertine stone surround hearth, ceiling spotlights.

Bedroom Four 13'11" max x 9'10" (4.25m max x 3m)

Double glazed window to rear with views and radiator.

Bedroom Five 10'9" x 10'5" (3.3m x 3.2m)

Double glazed window to front with views toward Laverstock Downs. Radiator.

En-Suite – WC, vanity basin and shower enclosure with wet-wall splashbacks. Ceiling spotlights.

Bedroom Six 10'7" x 9'4" (3.25m x 2.85m)

Double glazed window to front aspect.

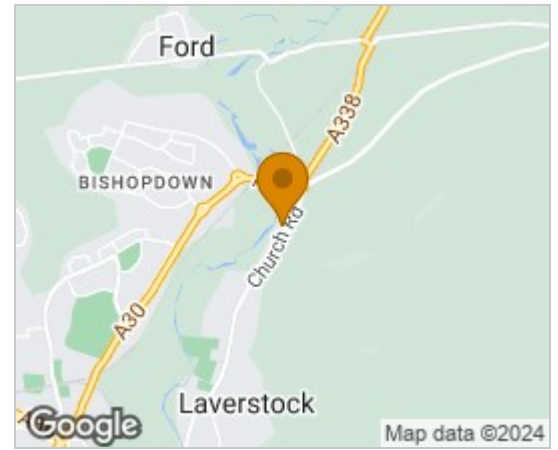
En-Suite – Low level WC, vanity basin.

Outside

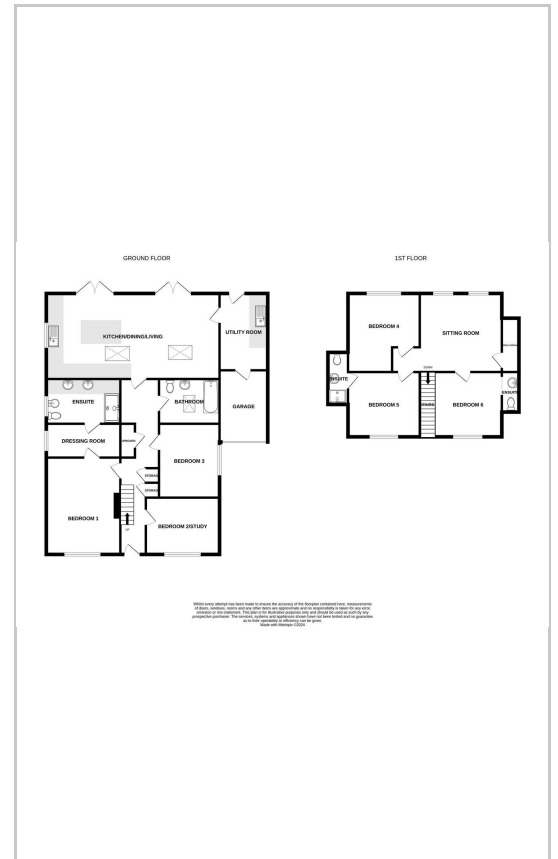
To the front of the house is a brick paved parking area for three cars comfortably. Tarmacadam driveway leads to the side of the property providing parking for a further 2-3 vehicles. Further brick paved area which provides huge potential as a courtyard style space with pedestrian access to the side.

Immediately outside the kitchen is a full width decked area, generous steps lead down to a paved section with pedestrian access to the side. Two further paved/patio areas which offer huge potential for resurfacing, landscaping or base for garden buildings. Beyond a generous area of lawn gently rolls down toward the banks of the River Bourne. Range of mature trees, including apple and cherry trees, and shrubs.

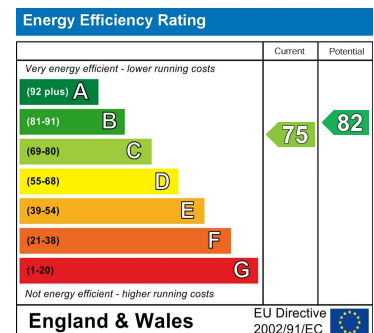
Area Map



Floor Plans



Energy Efficiency Graph



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