

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## Moorland Southampton Road

Alderbury, SP5 3AF

£485,000



An individual chalet style home nestled in its own private plot. Moorland is a well presented and proportioned home well positioned in the popular village of Alderbury. The property offers flexible accommodation providing three double bedrooms, 7.45m sitting room, 5.5m kitchen and two bathrooms. The general condition of the property is excellent, yet further scope exists to extend and/or personalise (subject to consents). Outside Moorland has an extremely generous drive providing parking for six vehicles easily, the property also boasts a 7.25m x 4.85m workshop/garage which provides a great secure space for vehicle/bike storage, as well as numerous potential uses. Moorland enjoys a lovely mature and private plot which is predominantly to the front of the property with a number of private areas. Located in the heart of Alderbury, Moorland is within walking distance of all the village amenities including shop/post office, village church, primary school, public house, social club and recreation ground. The location provides good access to Salisbury as well as Downton, Romsey and the M27. This is a great opportunity to acquire a property with so many attributes, an early visit is advisable.



Directions

Proceed to Alderbury following the Old Southampton Road through the village. Moorland can be found just beyond the turning for Lights Lane.

Hallway

Stairs to first floor. Full height storage cupboard. Radiator.

Sitting Room 24'5" x 11'5" (7.45m x 3.5m )

Double glazed window to front, side and rear aspects. Two radiators, wall lights and feature fireplace with marble surround.

Kitchen/Breakfast Room 18'2" x 9'6" (5.55m x 2.9m )

Range of wall and base units with worksurface over. Space for cooker, fridge/freezer and plumbing/space for washing machine. Breakfast bar area, stainless steel sink unit with mixer tap and washing machine. Wall mounted Worcester gas combination and radiator. Inset ceiling spotlights, extractor hood and double glazed window to side aspect.

Bedroom Three 17'2" x 9'10" (5.25m x 3m )

Double glazed bay window to front aspect and window to side aspect. Built in double wardrobes and double width airing cupboard. Two radiators. Inset ceiling spotlights.

Shower Room/Utility Room 6'2" x 6'6" (1.9m x 2m )

White WC, pedestal basin and shower enclosure with thermostatic controls. Heated towel rail, plumbing and space for washing machine.

Landing Area

Ceiling spotlights.

Bedroom One 17'4" x 12'3" reducing 8'2" (5.3m x 3.75m reducing 2.5m )

Double glazed window to front aspect. Radiator, TV aerial point, eaves storage.

Bedroom Two 17'4" x 9'8" (5.3m x 2.95m )

Twin Velux windows, radiator, eaves storage cupboard. Ceiling spotlights. Double glazed windows to either side and rear aspect.

Shower Room 6'6" x 6'6" (2m x 2m )

White suite with WC, pedestal basin and generous shower enclosure with thermostatic controls. Tiled walls, Velux window, inset ceiling spotlights and extractor fan.

Outside

A five bar gate leads to an expansive gravel drive which is very well enclosed by mature laurel hedging and provides parking for six cars comfortably. A brick paved path leads past the garage/workshop to a generous area of lawn with an extensive range of mature planting. Path continues to a paved patio area and pedestrian access to either side of the property. At the rear is a very private paved patio area well enclosed by mature hedgerow.

Garage/Workshop 23'9" x 15'10" (7.25m x 4.85m )

Automated roller door to front, double glazed door and window to side aspect. Power and light.

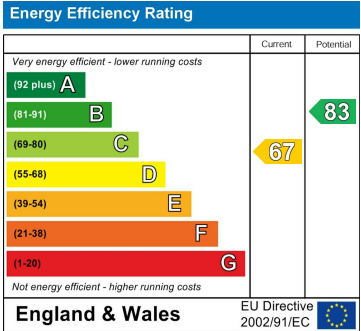
Area Map



Floor Plans



Energy Efficiency Graph



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