



## Fieldings High Street

Porton, SP4 0LH

Guide price £350,000



Fieldings is a well presented semi-detached home with beautiful gardens set in a prime position within the popular village of Porton. The property is well proportioned offering light and airy accommodation, with scope to extend in a number of ways (subject to planning permission). Accommodation comprises storm porch, entrance hall, sitting/dining room, kitchen, porch/utility, three good size bedrooms, well fitted bathroom and cloakroom. The property also offers a driveway and integral garage. Outside, Fieldings boasts a beautiful garden which stretches to almost 100ft in length with extensive levels of mature planting, choice of seating areas and lovely summer house. Another positive is the property's position within the village, quietly tucked away Fieldings is a short walk from the doctors surgery, village shop and recreation ground. The village school, church, public house and garden centre are all also within walking distance. Porton is a particularly convenient location providing good access to Salisbury, Amesbury and the A303. This is an extremely rare opportunity to acquire such a lovely family home in a prime village location.



## Directions

From Salisbury proceed to Porton turning right as you enter the village onto the Winterslow Road. After a short time the High Street can be found on your right, Fieldings can be found on your left.

## Storm Porch

Double glazed front door to:

## Entrance Hall

Stairs to first floor. Radiator.

## Sitting Room 14'5" x 11'9" (4.4m x 3.6m )

Feature double glazed picture window overlooking the front garden. Feature fireplace with stone surround and hearth with display niches and television plinth. Double radiator. Arch to:

## Dining Room 9'8" x 9'10" (2.95m x 3m )

Double glazed sliding doors to rear garden. Radiator.

## Kitchen 9'8" x 8'10" (2.95m x 2.71m )

Matching range of wall and base units with work surface over. Stainless steel sink with mixer tap over. Built in gas hob with extractor hood over and oven under. Plumbing and space for washing machine and serving fridge. Double glazed window overlooking the rear garden, understair larder cupboard. Double glazed door to:

## Porch

Stable door to full height storage cupboard with power and light (1.7m x 85cm). Door to garage and WC.

## Cloakroom

Low level WC and wash hand basin with tiled splashback. Radiator and obscure double glazed window to rear aspect.

## First Floor Landing

Double glazed window to side aspect. Access to boarded loft space with ladder, power and light.

## Bedroom One 12'5" x 9'4" ext to 11'1" (3.8m x 2.85m ext to 3.4m )

Double glazed window to front aspect with lovely tree filled view. Range of built in bedroom furniture comprising wardrobes, high level cupboards and drawers. Further built in wardrobe. Radiator.

## Bedroom Two 9'10" ext to 11'1" x 9'8" (3m ext to 3.4m x 2.95m )

Double glazed picture window to rear with lovely views over the garden and fields beyond. Range of built in furniture comprising wardrobe, high level cupboard and drawers. Further wardrobe and radiator.

## Bedroom Three 9'0" x 9'0" (2.75m x 2.75m )

Double glazed window to front aspect. Radiator.

## Bathroom

Refitted contemporary white suite comprising push button WC, pedestal basin and panelled bath with thermostatic shower over and concertina screen. Tiled walls, heated towel rail, radiator, shaver point and obscure double glazed window to rear. Full height cupboard housing Worcester gas boiler and control.

## Outside

To the front of the property is an attractive garden which is very well enclosed by wall and mature hedge. Well tended area of lawn with stepping stone path to front door passing a lovely array of mature planting. Pedestrian access to side. Tarmacadam drive provides parking for three vehicles.

## Garage (4.8m x 2.6m)

Up and over door, door to rear lobby, power and light.

The rear garden is a true delight and can only be appreciated fully in person. Stretching to almost 100ft in length and well enclosed by wooden fencing and attractive cob wall. Immediately outside the rear porch is a paved area with pedestrian access to the side, this leads to a generous patio area with steps leading to pergola with further seating area. The beautiful shaped lawn meanders up the gently sloping garden passing well stocked borders with mature ornamental and fruit trees. Toward the far end of the garden is an attractive summer house with power which provides a lovely position to enjoy the garden views.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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