

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## Orchard House Rockbourne Road

Salisbury, SP5 4LP

£695,000



An outstanding and substantial family home with extremely flexible accommodation. Orchard House occupies a lovely plot with sweeping rural views in a peaceful semi-rural setting on the outskirts of this hugely popular village. The property has been improved greatly in recent times, which along with the generous and flexible accommodation, can only be appreciated by a viewing.

The house has been enhanced significantly in recent months with new heating system/pressurized hot water tank installed, new septic tank, extensive landscaping including new driveway and patio area. Orchard House is well presented with modern kitchen and bathroom fittings and fresh décor. The flexible layout comprises hallway, 7.3m reception room, 5.3m kitchen/breakfast room, utility, two ground floor bedrooms, shower/cloakrooms, three first floor bedrooms and bathroom. The master bedroom has doors leading out to a balcony providing panoramic views over rolling countryside. Outside, Orchard House has a lovely south facing garden to the front which benefits from a good level of mature planting, yet offers great scope to personalize further, a drive leads to private parking for three cars.



## Location

The semi-rural position of the property gives the resident open countryside walks on their doorstep, yet within easy reach of village amenities. Coombe Bissett is a particularly popular village with church, well regarded school, public house and village shop. The village also boasts a lovely nature reserve. This is an extremely rare opportunity to acquire an outstanding property in this peaceful and beautiful setting. An internal viewing is essential.

## Directions

Proceed through the village of Coombe Bissett on the A354 Blandford Road. On leaving the village the road bends sharply to the right, continue straight ahead in to Rockbourne Road. After a short time turn left where Orchard House can be found on your left.

## Utility Room

Wooden front door leads to:

Matching range of units with work surface over. Inset sink with tiled splashbacks. Built in double coat cupboard. Double glazed windows to front and rear.

## Kitchen/Breakfast Room 17'4" x 11'1" (5.3m x 3.4m)

Shaker style wall and base units with granite work surface over. Inset sink with mixer tap. Space for range style cooker with extractor hood, integral dishwasher, walk-in larder cupboard, space for breakfast table with double glazed doors to front. Ceiling spotlights.

## Reception Room 23'11" x 15'5" (7.3m x 4.7m)

Double glazed doors to front and twin double glazed bay windows to side. Electric heater. Built in double storage cupboard. Wooden style flooring.

## Inner Hall

Stairs to first floor. Full height linen cupboard.

## Bedroom Four 12'5" x 10'9" (3.8m x 3.3m)

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Double glazed window to side. Double wardrobe. Electric heater.

## Bedroom Five 10'9" x 9'10" (3.3m x 3m)

Double glazed window to side aspect. Electric heater.

## Shower Room

Refitted walk-in shower enclosure with rainfall soaker head and hand-held attachment. Vanity basin with mixer tap, tiled splashbacks and floor. Heated towel rail and obscure double glazed window.

## Separate WC

Low level WC. Obscure double glazed window.

## First Floor Landing

Spacious area with large Velux style window.

## Bedroom One 19'8" x 15'1" (6m x 4.6m)

Very generous room with double glazed doors leading on to balcony with outstanding far reaching views. Twin Velux window to side aspect. Electric heater.

## Bedroom Two 13'5" x 9'2" (4.1m x 2.8m)

Twin Velux windows to side with views. Electric heater.

## Bedroom Three 11'5" x 8'2" (3.5m x 2.5m)

Twin Velux windows to side with views. Electric heater.

## Bathroom

New white suite comprising paneled bath, vanity basin and push button WC. Wet wall splashbacks, wall lights, bathroom cabinet with light, Velux window to side aspect and heated towel rail.

## Outside

The property is approached via a private driveway accessing Orchard House and its immediate neighbour. The drive leads to a parking area for three cars. The majority of the garden is to the front of the property which enjoys a Southerly aspect. Immediately outside the utility, kitchen and reception room doors is an expansive sandstone patio with outside lighting. Beyond is a very generous lawn with garden shed and a range of mature planting enclosed by post and rail fencing and mature hedgerow. The lawn extends to the Westerly side of the house with further mature trees.

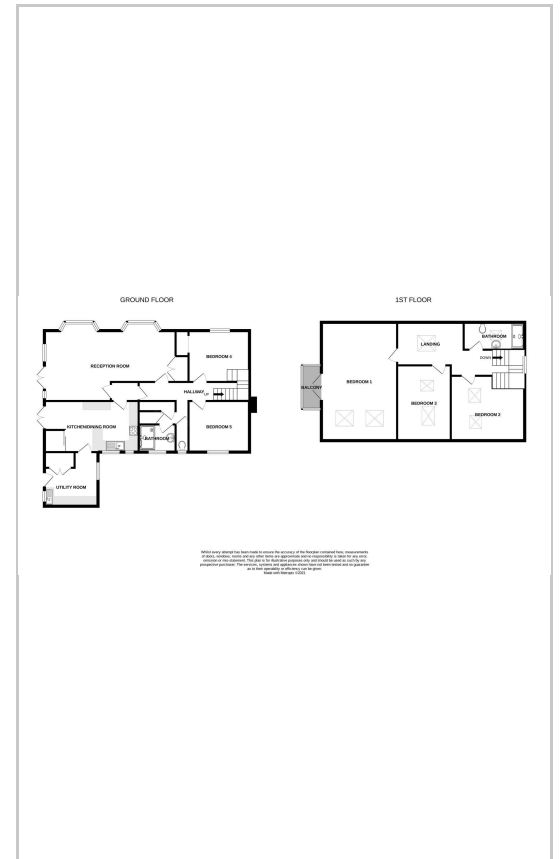
## Agents Note

Orchard House is serviced by mains electricity and telephone. The water is via a communal private supply. The property has a brand new compliant septic tank.

## 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			
		55	78
England & Wales		EU Directive 2002/91/EC	

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