



## Raptor House

Salisbury, SP2 8PU

£699,950

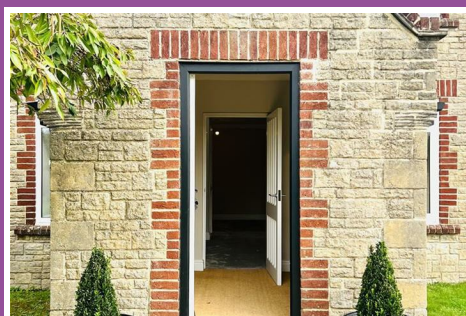




# Raptor House

Netherhampton, Salisbury, SP2 8PU

£699,950



## Directions

From Salisbury follow the New Harnham Road through Harnham, past Salisbury Golf Club on your left, where the turning to Netherhampton is found shortly after on the right. Follow this Road through the village until you see signs for Netherhampton Business Park on your right and Raptor House will be just past the entrance on the right.

## Entrance Porch

7'4" x 6'6" (2.25m x 2m )

Double glazed window to either side. Radiator.

## Entrance Hall

17'8" x 16'4" max (5.4m x 5m max )

Stairs to first floor with twin double glazed windows. Walk-in understairs cupboard. Radiator.

## Sitting Room

18'0" x 14'1" (5.5m x 4.3m )

Double glazed windows to front and side aspects. Three radiators. Double doors to:

## Dining/Reception Room

20'11" x 12'9" max (6.4m x 3.9m max )

Double glazed windows to rear and side aspect. Door to rear lobby, two radiators and archway to kitchen.

## Rear Lobby/Boot Room

Obscure double glazed door to rear. Radiator.

## Kitchen

16'4" x 12'9" max (5m x 3.9m max )

Matching contemporary shaker wall and base units with composite worksurface over. Inset 1 ¼ bowl sink with mixer tap. Inset induction hob with extractor hood, twin eye level ovens, microwave, fridge/freezer and dishwasher. Twin double glazed windows to rear aspect, ceiling spotlights and tiled floor.

## Utility Room

7'4" x 9'10" I-shaped max (2.25m x 3m I-shaped max )

Tiled floor. Space for washing machine. Utility sink and vanity unit.

## Cloakroom

Low level WC and basin, tiled floor and obscure double glazed window.

## Boiler Room

Floor mounted Grant oil fired boiler and high level electrical fuses.

## Study

9'10" x 9'10" (3m x 3m )

Double glazed windows to front and side aspect. Radiator.

## First Floor Landing

12'7" x 7'8" ext to 19'8" (3.85m x 2.35m ext to 6m )

Stairs to second floor.

## Bedroom One

18'0" x 13'11" (5.5m x 4.25m )

Four double glazed windows to front and side aspects. Two radiators.

En-Suite – Shower enclosure, vanity basin and WC. Tiled splashbacks and floor, extractor fan, heated towel rail, obscure double glazed window and ceiling spotlights.

## Bedroom Two

13'1" x 12'9" (4m x 3.9m )

Twin double glazed windows to rear aspect. Twin double radiators.

En-Suite – Shower enclosure, vanity basin and WC. Tiled splashbacks and floor, obscure double glazed window, extractor fan, heated towel rail and ceiling spotlights.

### Bedroom Three

16'4" x 9'8" ext to 12'9" (5m x 2.95m ext to 3.9m )

Twin double glazed windows to rear aspect. Twin double radiators.

### Bedroom Four

13'5" x 9'10" (4.1m x 3m )

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

### Family Bathroom

9'10" x 6'10" (3m x 2.1m)

White contemporary double ended bath, corner shower enclosure, vanity basin and WC. Tiled splashbacks and floor, obscure double glazed windows to side. Heated towel rail, extractor fan and ceiling spotlights.

### Second Floor Landing

#### Bedroom Five

13'11" x 11'7" (4.25m x 3.55m )

Double glazed window to side aspect. Vaulted ceiling with four large Velux windows. Substantial levels of eaves storage, two radiators and air conditioning unit.

### Bedroom Six

18'4" x 11'9" reducing to 6'6" (5.6m x 3.6m reducing to 2m )

Vaulted ceiling with Velux windows to front and rear aspects. Full height plant cupboard, eaves storage, two radiators and air conditioning unit.

### Bathroom

Walk-in tiled shower enclosure, vanity basin and WC. Tiled splashbacks and floor, Velux window to rear aspect.

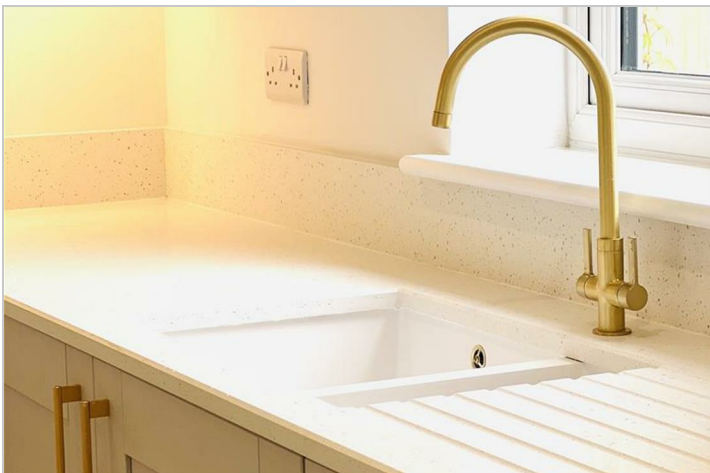
### Outside

The front garden is a generous size with a Southerly aspect. partially laid to lawn, Gates lead to a tarmac driveway with parking for 3 cars and turning space. Area of lawn with mature ornamental tree, cotswold stone gravel path leading to the front door, side of the house and back garden. Outside tap.

Back Garden – The rear garden is more modest in size and is predominantly laid to lawn with Cotswold stone path, well enclosed by close board fencing with ornamental Red Robin hedgerow.

### Agent's Note

The seller of this property is related to a director of Venditum Residential Sales Ltd



## Road Map



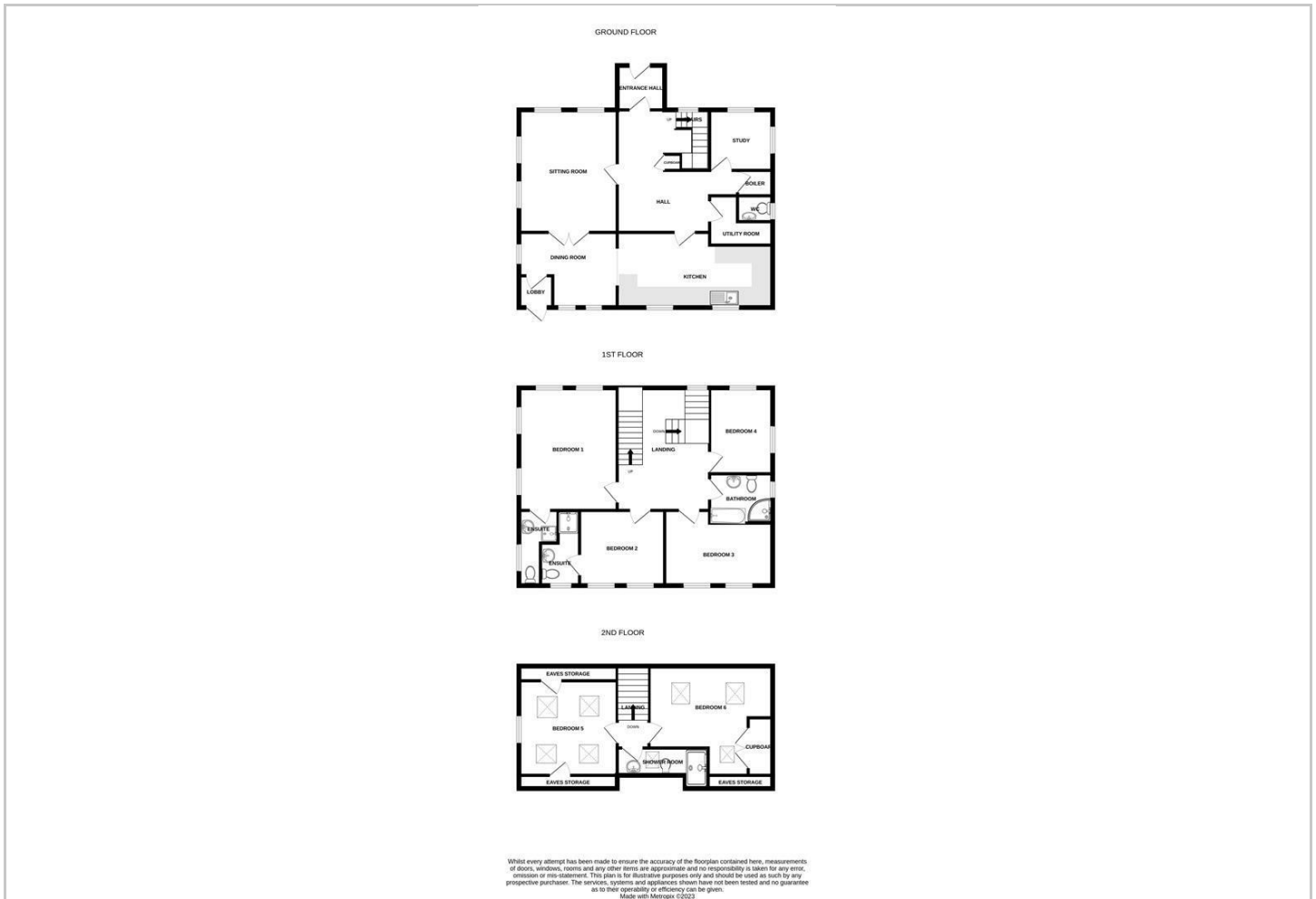
## Hybrid Map



## Terrain Map



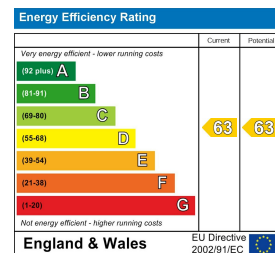
## Floor Plan



## Viewing

Please contact our Salisbury Office on 01722 411151 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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