



CHANCELLORS FARM STRATFORD ROAD SP1
£4,000 PER MONTH AVAILABLE 22/07/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Chancellors Farm Stratford Road
SP1

£4,000 Per Month
Unfurnished

 **5 Bedrooms**
 **3 Bathrooms**
 **3 Receptions**

Features

- 1 Acre of Gardens & Grounds, - Stunning Open Plan Living/ Dining/ Kitchen, - Double Garage & Workshop, - Studio, - Gorgeous Views

Council Tax

Council Tax Band G

Hamptons

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{ SUBSTANTIAL DETACHED FAMILY HOME

The Property

The front door opens onto a entrance lobby with a feature staircase providing access to the first floor. To the right there is a snug and study which is large enough to allow two people to work in comfort. In addition, there is a luxury cloakroom. Spanning the rear and side of the home is a deeply impressive kitchen, dining and sitting room that has been carefully designed around its views across the garden. The bespoke kitchen has been thoughtfully designed to suit avid cooks. The vast 4.2 metre island is the central point that the kitchen area radiates from, the perfect cooking and entertaining space. The kitchen is superbly appointed with Thunder Blue quartz work tops, aged copper splash backs, Siemens appliances and ample storage. Beyond is the substantial dining area. An Odin Tunnel suspended log burner separates the sitting area from the dining area. A fully fitted utility room completes the ground floor. The upstairs incorporates five double bedrooms. The primary suite is a truly exceptional room with dual windows that provide staggering views and also includes an impressive walk in dressing room and en-suite shower room. There is then a en-suite guest room. The remaining three bedrooms are serviced by a sizeable family bathroom.

Outside

The property is set to the rear of this exclusive enclave of 5 homes. There is driveway for several cars that leads onto a double garage with a workshop at the rear. The formal garden offers multiple expansive paved terraces, ideal for outdoor entertaining and dining, there is a fixed covered dining area and a remote

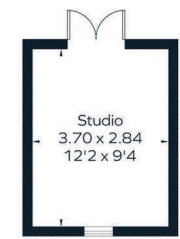
owning. A picket fence divides the formal garden from the paddock. The paddock is home to the Hobbit House studio.

Location

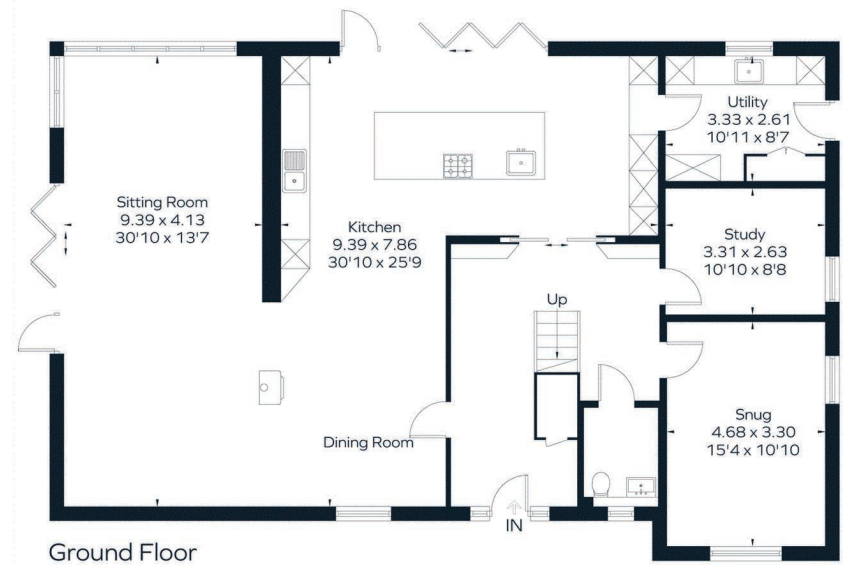
The "village" of Stratford Sub Castle lies on the north western edge of the cathedral City of Salisbury and at the beginning of the Woodford valley. There is a primary school, reading room, and church. There is also a regular bus service into the City centre, which is approximately one and a half miles away, there is an off road cycle path to the City and leisure centre. This part of Wiltshire has also become well known for its excellent selection of schools at all levels.



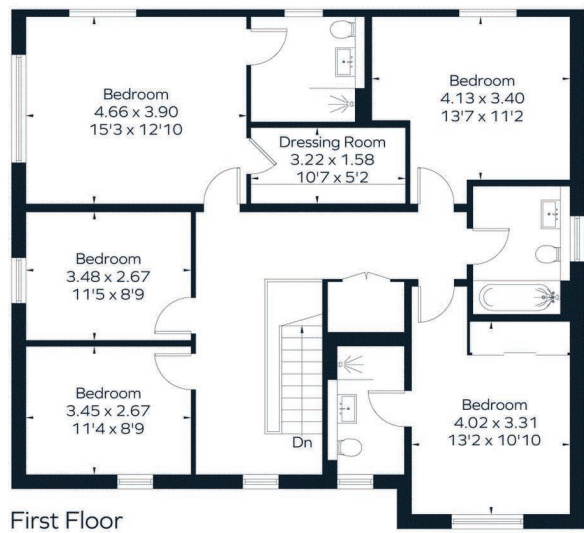
Approximate Floor Area = 263.5 sq m / 2836 sq ft
 Garage = 66.8 sq m / 719 sq ft
 Study = 10.5 sq m / 113 sq ft
 Total = 340.8 sq m / 3668 sq ft



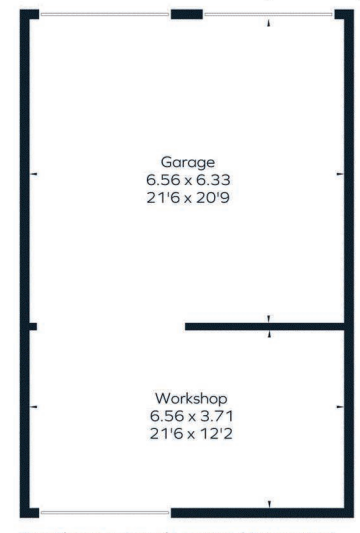
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68261

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91	96	96
Band C	69-80		
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		

England & Wales EU Directive 2002/91/EC

