



Harfield Warminster Road, South Newton, Salisbury, Wiltshire, SP2 0QW

Guide Price £600,000 Freehold

## **An exceptionally spacious family home together with double garage/workshop, ample parking and lovely views over fields to rear.**

### **Directions**

From Salisbury take the A36 Wilton Road. Continue over the mini roundabout at Wilton and continue into South Newton. Pass The Bell Inn on the right hand side and the property will be seen on the left after a short distance.

### **Description**

Dating from the 1990s, this modern family home offers spacious accommodation approaching 2,000 sq.ft. and is offered in good order throughout with double glazed windows and oil fired central heating. The accommodation consists of entrance porch, hall, cloakroom, study, sitting room with open fireplace, dining room, kitchen and conservatory on the ground floor. On the first floor there are four good bedrooms, a lovely galleried landing, family bathroom and en-suite shower room. The loft is large and open and offers potential for conversion (subject to permissions). There is a good amount of parking available on the tarmac driveway which sits in front of the large garage with workshop and the further benefit of an inspection pit. The rear garden faces south-west and there are lovely views over open fields to the rear.

### **Property Specifics**

The accommodation is arranged as follows:

#### **Entrance Porch**

Space for shoes and coats.

#### **Hall**

Stairs to first floor with understairs cupboard, further storage cupboard.

#### **Cloakroom**

Low level WC and wash hand basin, half tiled walls and tiled floor.

#### **Sitting Room**

Open brick fireplace with wooden mantel and brick hearth, coved ceiling, double doors to:

#### **Conservatory**

Windows to all sides, double doors to garden, tiled floor.

#### **Dining Room**

Two arched wall recesses, coved ceiling, serving hatch to kitchen.

#### **Study**

Coved ceiling, double doors to sitting room.

#### **Kitchen**

Extensive range of work surfaces with base and wall mounted cupboards and drawers, wine rack, plumbing and space for dishwasher, plumbing and space for washing machine, single drainer stainless steel sink unit with mixer tap, space for range-style cooker with calor gas or electricity, ceiling downlighters, tiled splashbacks, display cupboards and shelves, door to:

#### **Rear Porch**

Built-in cupboards, exposed brick and timber walls, door to garden.

### **Galleried Landing**

#### **Bedroom One**

Double aspect room with views to rear over open fields. Hatch to loft space.

#### **En-suite Shower Room**

Large shower tray with glass screen, rainhead digital shower and hand held shower, WC with concealed cistern, wash hand basin with cupboards below. Dual fuel heated towel rail, part-tiled walls, extractor fan and ceiling downlighters.

#### **Bedroom Two**

Range of mirror-fronted wardrobes with sliding doors.

#### **Bedroom Three**

Views to rear over open fields.

#### **Bedroom Four**

Built-in mirror-fronted wardrobes with sliding doors.

### **Family Bathroom**

Airing cupboard with lagged hot water tank and immersion heater. White suite of panelled bath with central taps and inset shower attachment, WC with concealed cistern, hand basin with cupboards below and shelf to side. Part-tiled walls, wood-effect flooring, corner shower cubicle with glass screens, hand-held thermostatic shower and rainhead attachment, dual fuel heated towel rail. Extractor fan.

### **Garage 23'11" x 18'8" (7.31 x 5.71)**

Up-and-over door, power and light, parking for two cars plus workshop area, maintenance pit, roof storage area.

### **Outside**

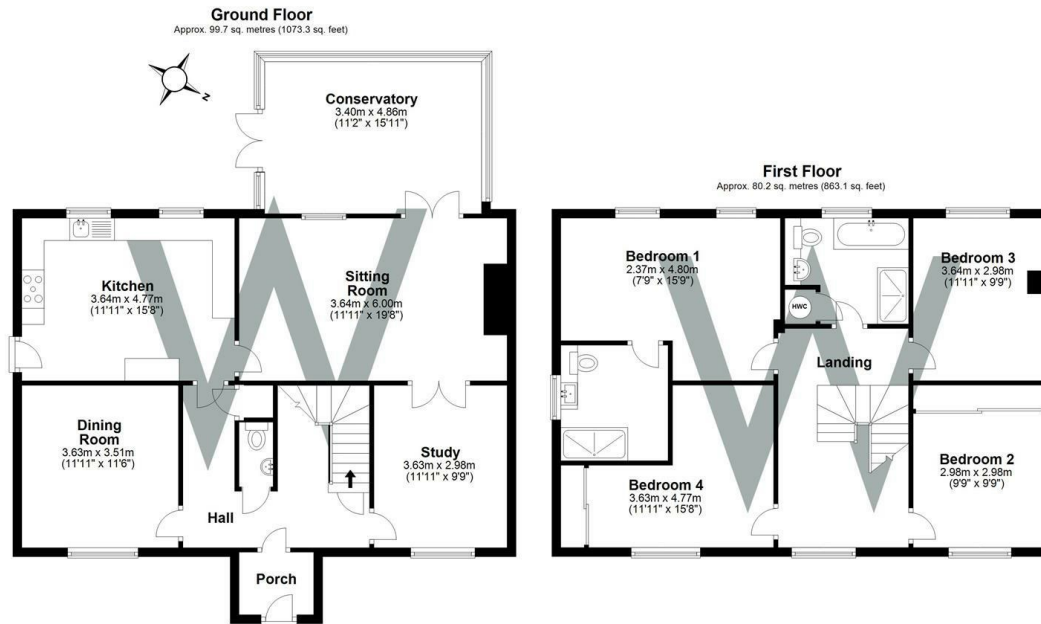
The property is approached over tarmac driveway with low brick wall to side, offering parking for a number of vehicles. Pedestrian access leads to the rear of the property with open sided log store. The rear garden has a paved patio leading to lawn with hedges to both sides, open to the end leading to unobstructed views over open farmland beyond. Wooden garden shed and greenhouse.

### **Services**

Mains water, electricity and drainage are connected to the property. Calor gas heating for the cooker, oil fired central heating by radiators.

### **Outgoings**

The Council Tax Band is 'F' and the payment for the year 2022/2023 payable to Wiltshire Council is £2,880.93.



Total area: approx. 179.9 sq. metres (1936.4 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	<b>64</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**WHITES**  
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