



4 The Drove, Morgans Vale, Salisbury, Wiltshire, SP5 2HZ

Guide Price £535,000 Freehold

# A character five bedroom semi detached house in a secluded position adjoining open countryside with far reaching views.

## Description

The property is a charming, characterful extended five bedroom semi detached house with well presented accommodation arranged over three floors. On the ground floor, the property has been extended to provide an open plan dining and kitchen area with French doors leading out on to the rear garden. The kitchen has a gas fired Range style cooker and the sitting room has a woodburner. Also on the ground floor is a study, a utility room and a cloakroom. On the first floor there are three bedrooms and a large family bathroom with a four piece suite and on the second floor are two further bedrooms and a shower room. There are fine, far reaching south westerly views over farmland from most of the rooms, particularly from the first and second floor. The garden is a good size and a particular feature is a timber built cabin/office with power, light and hard wired fast broadband connection with a picture window providing a superb open view of the adjacent fields. This makes a wonderful office or relaxation space. Further benefits include PVCu double glazing throughout and gas central heating. The house is tucked away in the popular village of Morgans Vale, along a public footpath away from passing traffic, offering a quiet and peaceful setting but near all the amenities on offer in the area. These include a primary school within walking distance, a shop/post office and public houses. there are a further range of amenities in the larger village of Downton and there is good access to the New Forest and M27.

## Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

### Entrance porch

Tiled floor, two windows, front door to;

### Entrance Hall

Tiled floor, stairs, window to side, radiator, wall mounted thermostat, cupboard housing hot water tank with shelving, telephone point.

### Cloakroom

Fitted with a low level WC, wash hand basin, radiator, tiled floor, extractor and shelving.

### Sitting Room 12'11" x 11'8" (3.96m x 3.58m)

Window to rear, fireplace with inset woodburner, oak floor, TV point, radiator, fitted cupboard and shelving.

### Study 9'2" x 7'10" (2.81m x 2.40m)

Window to front, radiator, TV point.

### Kitchen 13'9" x 12'6" (4.21m x 3.83m)

Fitted with a range of cream fronted base and wall units with timber work surface over and granite topped breakfast bar, Stanley Range cooker providing hot water and central heating, space/plumbing for dishwasher, sink and drainer, window to side, tiled floor, fitted desk, inset spotlights, arch with beam to;

### Dining Room 11'5" x 9'10" (3.48m x 3.00)

Space for table and chairs, tiled floor with underfloor heating, French doors and window to rear with further window to side and two velux windows, door to;

### Utility Room 9'10" x 5'2" (3.00m x 1.60m)

Base and wall units with sink and drainer under window to rear, tiled floor with underfloor heating, space for fridge/freezer, space/plumbing for washing machine, door to garden.

### First Floor - Landing

Window to rear, stairs with storage under.

### Bedroom One 13'0" x 11'10" (3.97m x 3.61m)

Southerly aspect, window to rear, radiator.

### Bedroom Two 14'0" x 8'5" (4.27m x 2.59m)

Southerly aspect, window to rear, radiator, exposed floorboards.

### Bedroom Three 9'2" x 7'10" (2.81m x 2.40m)

Window to front, radiator.

### Bathroom 9'5" x 7'6" (2.89m x 2.29m)

Fitted with a white suite comprising panelled bath, shower cubicle, low level WC, pedestal wash hand basin, radiator, obscure glazed window to side.

### Second Floor

Landing with doors to all rooms.

### Bedroom Four 13'2" x 10'6" (4.02m x 3.21m)

Windows on three sides, radiator, eaves storage.

### Bedroom Five 10'4" x 9'1" both max (3.16m x 2.79m both max)

Windows to front and rear, radiator, eaves storage.

### Shower Room

Fitted with a white suite comprising shower cubicle, low level WC, pedestal wash hand basin, velux window to rear, storage cupboard and shelving.

### Outside

The house is approached along a public footpath. The garden comprises a raised patio area on two sides, allowing you to follow the sun. Steps lead down to a large garden with various trees, shrubs and flower beds along with two ponds, three timber sheds and one brick shed. At the end of the garden is the CABIN/OFFICE. The garden adjoins open fields affording far reaching views from any part of it.

### Cabin/Office 12'9" x 7'8" (3.89m x 2.35m)

Windows on three sides, power, light and hard wired fibre broadband connection.

### Services

Mains gas, water, electricity and drainage are connected to the property.

### Outgoings

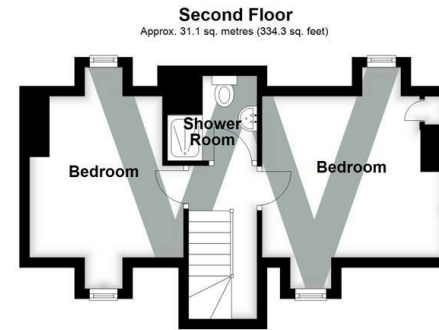
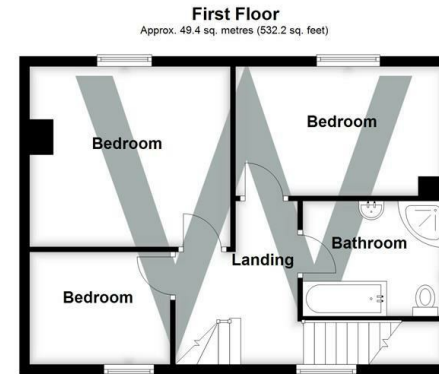
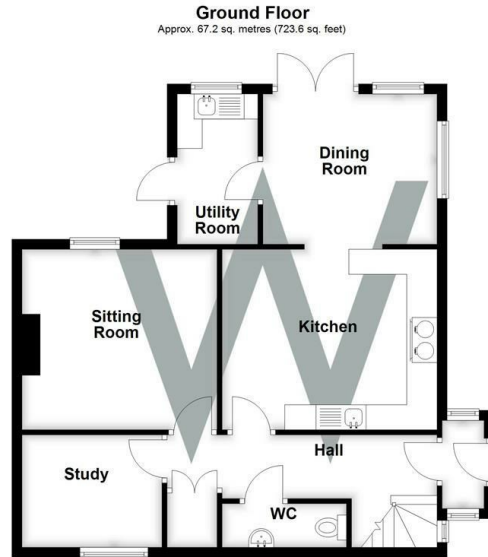
The Council Tax Band is 'D' and the payment for the year 2024/2025 payable to Wiltshire Council is £2203.14.

### Directions

Leave Salisbury on the A338 Bournemouth road and at Downton turn left. Continue through the village and upon entering Redlynch, turn right in the dip in to Morgans Vale Road. After passing Bennett Close on the right hand side, there is a Fir tree, besides which is a public footpath. Walk to the end and the property is the last house. There is no parking available at the property so please park on the road.

### WHAT3WORDS

What3Words reference is: ///flips.attic.slowness



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
		<b>56</b>	<b>80</b>
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

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