



Shrewton Road, Chitterne

Myddelton&Major



Hillside, 77 Biden Lane, Chitterne, Wiltshire, BA12 0LN

- Brand New Home
- Energy Efficient
- Air sourced heating
- Off-street parking
- Farmland views
- Private rear garden and terrace
- Additional amenity land
- 10 Year Warranty

The Property

Hillside is a rare opportunity to purchase an exquisite newly built home in the quiet rural village setting of Chitterne. Built by experienced Wiltshire based developers, Newcourt Homes Ltd, Hillside has been built using the latest building techniques to create a well insulated, energy efficient home. Hillside has a traditional appearance which blends in mindfully with the neighbouring cottages, although the property is equipped for modern day living incorporating things such as air sourced heating.

The ground floor layout is well proportioned with the entrance hall, living room and kitchen/dining room linking up well. The kitchen/dining room is a generous size and offers plenty of room for tables, chairs and additional free-standing fridge freezers. The kitchen/dining room effortlessly flows into the double aspect living room, which is a spacious, bright and welcoming space that offers immediate access via french doors to a paved patio area to the rear of the property. To complete the ground floor accommodation, there is a downstairs cloakroom and a further reception room that would be ideal as an office, snug or family room. The upstairs is well balanced with 4 double bedrooms, a main family bathroom and plenty of storage cupboards. The main bedroom suite and the second bedroom, which both feature en suites, have stunning views out over the fields to the south.

Hillside has a shared driveway which can comfortably fit 3 vehicles. There is a lawned front garden, a paved terrace and steps that lead up to a raised garden at the rear. There is an additional area of land across the road that will be passed onto the four new owners for use as a communal recreational area.

Location

Chitterne is an attractive Wiltshire village with a very active local community, lying approximately 8 miles east of Warminster and 17 miles northwest of Salisbury. It is well situated for access to Warminster, Bath, Andover and Salisbury via the A303 and A360, with both Salisbury and Warminster having mainline stations with direct trains to London Waterloo. Within the village itself there is a well regarded public house, church and active village hall, close at hand are the larger villages of Shrewton and Codford, both of which support many facilities including schools, shops, doctors' surgeries and more. Chitterne is perfectly located for several highly respected schools in both the state and private sector including; Dauntseys, Warminster and Salisbury's Grammar and independent schools.

A high specification newly built 4 bedroom detached home in a quiet rural setting with spectacular views out over farmland.

Tenure: Freehold Size: 1,596 ft² EPC Rating: B (81) Council Tax Band: TBC



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Services - Mains water and electricity, air source heat pump, private communal treatment plant.

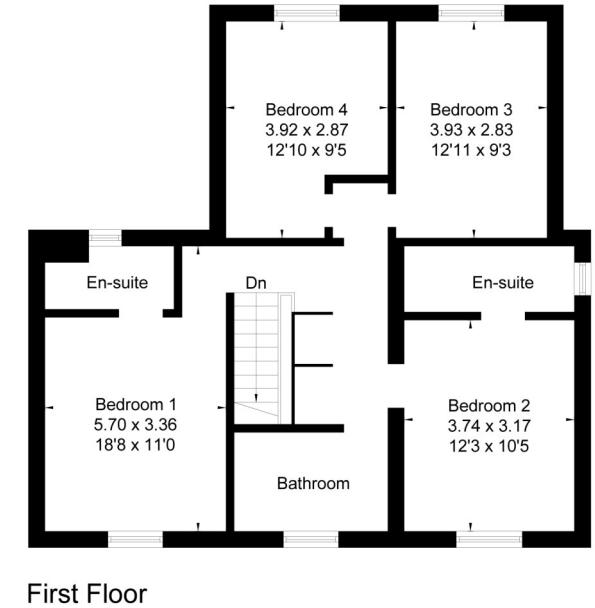
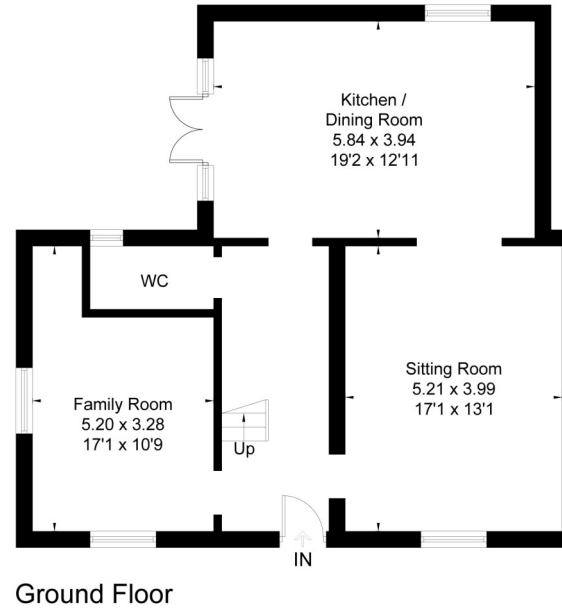
Maintenance charges are applicable (approximately £650pa). Ask agent for the service charge schedule.

Shrewton 5 Miles • Warminster 8 Miles • Salisbury 17 Miles • Devizes 13 Miles





Approximate Floor Area = 148.3 sq m / 1596 sq ft



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