



Railway Cottage, Chapel Hill, West Grimstead

Myddelton & Major



Railway Cottage, Chapel Hill, West Grimstead, Salisbury, Wiltshire, SP5 3SG

- Brand New Home
- Detached
- Energy Efficient
- EV Charging
- Fibre Optic Broadband
- Air Source Heat Pump
- Underfloor Heating
- NEFF Appliances
- 10 Year Warranty Included
- Intruder alarm system

The Property

Railway Cottage is an attractive newly built detached home situated on the northern side of the village. For those wanting an effortless move, this unique turn-key property offers well-balanced accommodation along with exceptional energy efficiency, to keep the running costs low. At the heart of the home, there is a triple aspect kitchen/dining room which gives the room a light and spacious feel. The kitchen is finished to a very high specification, complete with all NEFF appliances and stylish granite worktops. There is a downstairs cloakroom and a separate living room which looks out into the garden. Upstairs, there are 3 bedrooms, two of which are doubles. The principal bedroom is a generous size and features an en-suite bathroom. Also on the first floor, there is additional storage and a main family bathroom. To the rear of the property there is a generous easy-to-maintain lawned garden, patio/seating area, along with raised beds to provide some additional vibrancy and colour. At the front of the property, there are 2 off-street spaces on a paved driveway, EV charging is available.

Location

West Grimstead is a popular quiet, unspoilt, pretty village some 7 miles outside of the Cathedral City of Salisbury, which is easily reached by either car or bus. West Grimstead has an active Village Hall which plays an important role socially within the village, offering regular yoga sessions, coffee mornings, reading groups and quizzes. The village is also home to St John's Church, which is a focal point for the village community, the parish itself has ancient ties and is referenced in the Domesday Book. In the neighbouring village Alderbury, there is the well-regarded Alderbury & West Grimstead C Of E Primary School, which is the main schooling option in the immediate vicinity. Salisbury itself has an excellent range of facilities – educational, cultural, shopping & leisure, as well as the mainline station to London Waterloo (journey time approximately 90 minutes).

A newly built, high specification, detached 3 bedroom home in a quiet village setting.

Tenure: Freehold

Size: 1,035 ft²

EPC: C (77)

Council Tax Band: TBC



3



1



2



2

Services - Air source heat pump, mains water and drainage.

Salisbury 7 Miles



Southampton 23 Miles



Stockbridge 20 Miles

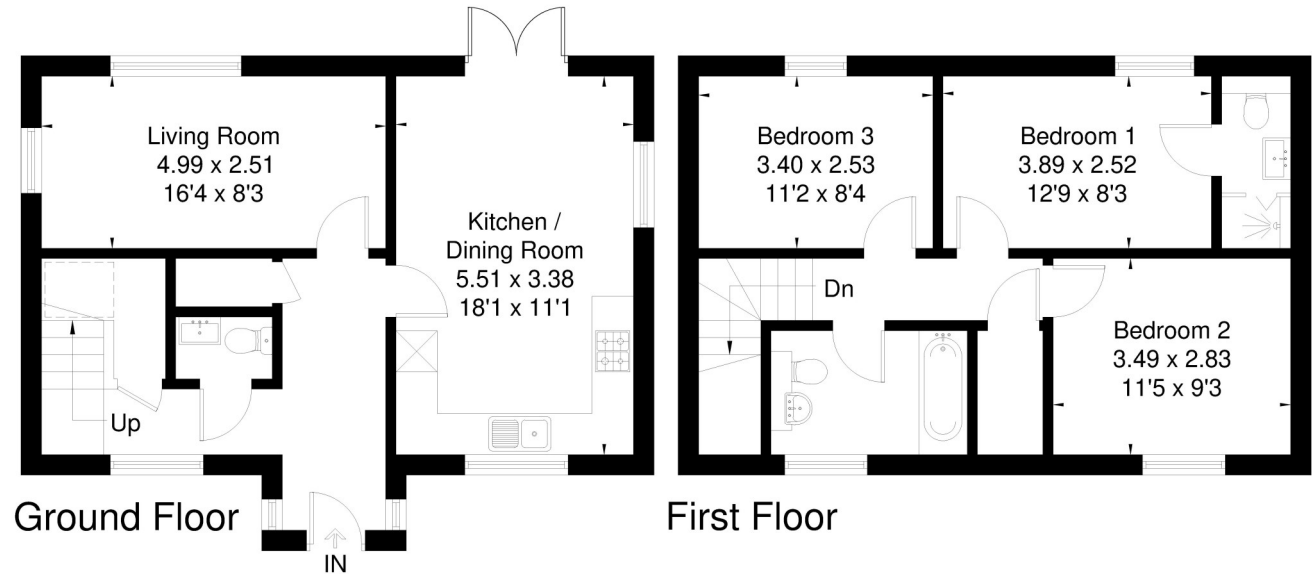


Andover 22 Miles





Approximate Floor Area = 96.2 sq m / 1035 sq ft



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 #69304

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