

# Myddelton&Major

Byways

ALDERBURY, SALISBURY





## Byways, Southampton Road, Alderbury, Salisbury, SP5 3AF

- Detached Family Home
- No Onward Chain
- Three Bedrooms
- Wonderful 1/2 Acre Garden
- Three Reception Rooms
- Off-Road Parking & Garage
- Two Bathrooms
- Popular Village Location
- Fast Broadband Available
- Scope to Extend (subject to planning)

### The Property

Located in the popular village of Alderbury, Byways is a detached, three bedroom, period home with huge potential to make ones own, via some modernisation and/or an extension (subject to the usual planning). The gardens are of particular note with a total plot size of about 1/2 of an acre.

Offered for sale for the first time in four decades, this flexible accommodation provides three reception rooms, three bedrooms and two bathrooms. On entering the property there is a hall off of which all of the downstairs rooms are accessed. These include a drawing room, the sitting/dining room, the kitchen and a downstairs w/c. The drawing room has a cosy and light feel with lovely views across the gardens to the south-east. The sitting room has sliding doors providing access the garden, opening onto a paved area with pergola. The functional kitchen has access outside and a useful pantry under the stairs.

On the first floor there are two generous double bedrooms, one of which has some built-in wardrobes, and a single bedroom as well as the two bath or shower rooms. All bedrooms also have great views out across the garden and beyond!

A period family home in the popular village of Alderbury with great potential set in private gardens of approximately half an acre.

Tenure: Freehold

Size: 1,484 ft<sup>2</sup>

EPC Rating: C (69)

Council Tax Band: F



3



3



2



4

Services - All mains services are available. Ofcom suggests download speeds of up to 1000 Mbps are available.

Salisbury 4.5 Miles • Southampton 20 Miles • Ringwood 16.8 Miles • Romsey 12..6 Miles



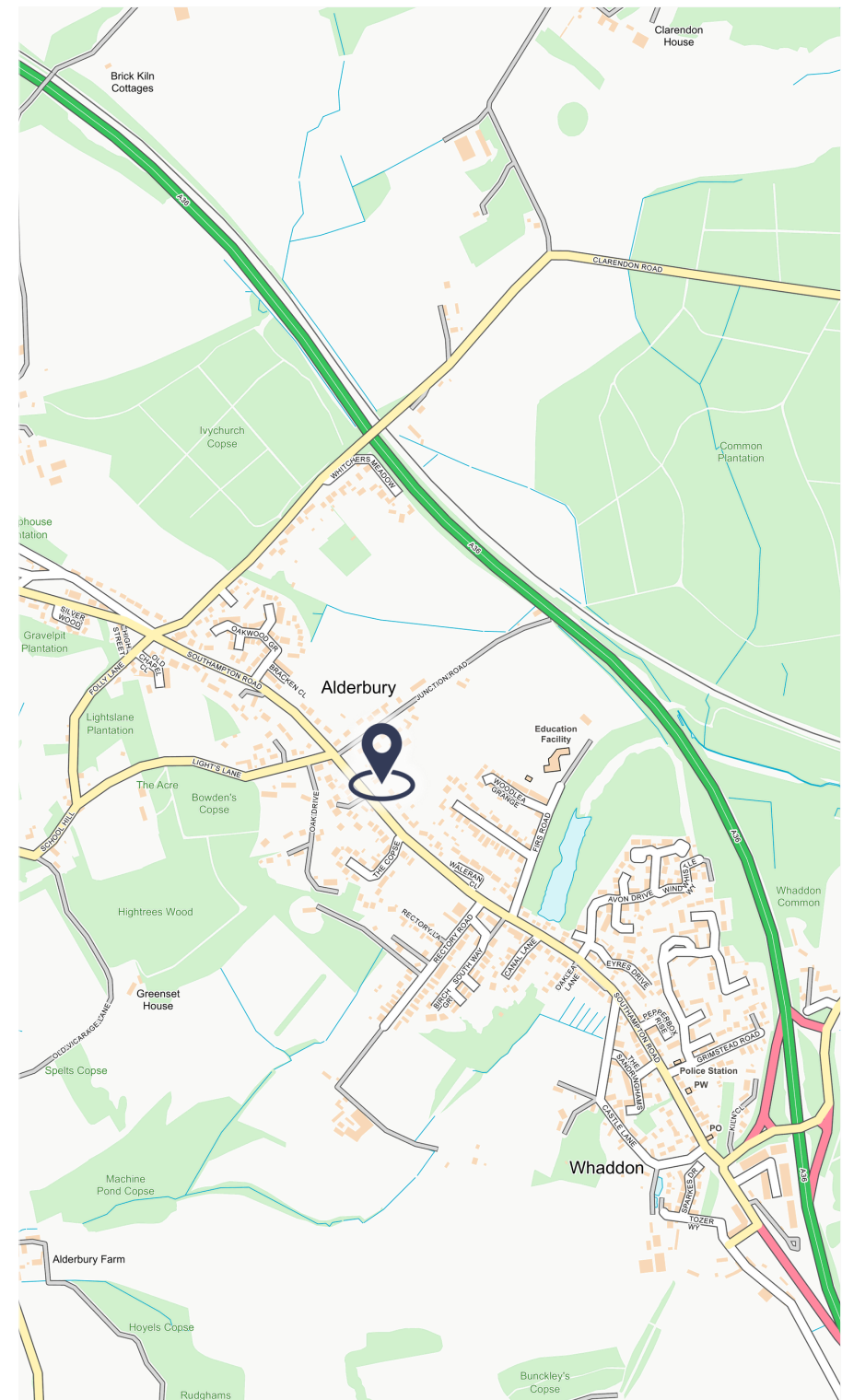
## Outside

The property has plenty of space for parking and turning on the driveway leading to the front door. To the side of the house is a useful garage. Byways enjoys commanding views over its substantial plot (and beyond), which offers plenty of scope for any budding gardener. The gardens are orientated to the south east of the house and enjoy all day sunshine, they offer huge potential and are currently laid mainly to lawn but with well mature trees. The boundaries are well established with hedging and provide a high degree of privacy.

## Location

Alderbury is a very active and popular village, only a few miles south east from Salisbury. There is a regular bus service between Salisbury and Alderbury, in the village itself are two village shops, a church, primary school, public house, recreation ground, garage as well as numerous clubs and societies. Alderbury is very well situated for access to Southampton, the M27 and beyond.

Nearby Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a further plethora of restaurants, shopping, and leisure facilities. There is a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains to London Waterloo from Salisbury mainline railway station.

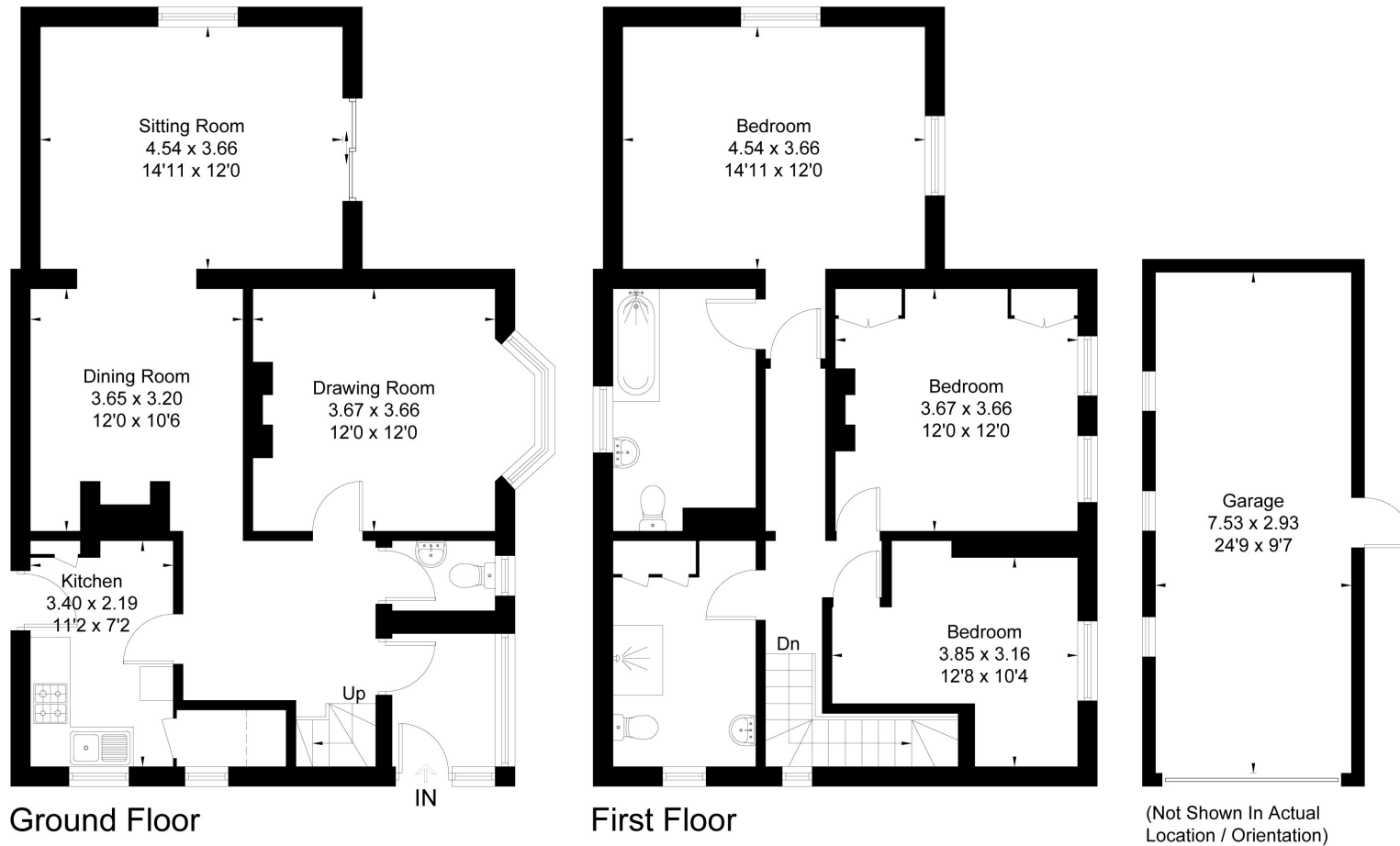




Approximate Floor Area = 137.9 sq m / 1484 sq ft  
 Garage = 22.3 sq m / 240 sq ft  
 Total = 160.2 sq m / 1724 sq ft



= Reduced head height below 1.5m



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 #72776

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49 High Street, Salisbury, Wiltshire SP1 2PD  
 01722 337 575 residential@myddeltonmajor.co.uk  
 www.myddeltonmajor.co.uk

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