

Myddelton&Major

Wychwood, 142 Britford Lane

HARNHAM





An impressive family home, situated in 0.34 acres of land with a stunning and well maintained rear garden.

Tenure: Freehold Size: 1,464 ft² EPC Rating: D (58) Council Tax Band: E

- Detached Family Home
- Dining Room
- Two Bathrooms
- Sitting Room
- Three Bedrooms
- 0.34 Acre Garden
- Kitchen
- Study / Fourth Bedroom
- Large Front Driveway

Wychwood, 142 Britford Lane,
Harnham, Salisbury, Wiltshire, SP2 8AL

The Property

The home opens through a solid oak front door into a wide and welcoming entrance hall, with access from here to the sitting room, dining room, kitchen and downstairs shower room/guest cloakroom. There's a turned staircase to the first floor, with a good sized storage cupboard below. The kitchen is fitted with full-sized twin ovens, induction hob, integrated under counter fridge and dishwasher and ample worktop and cupboard space. From here is access to the rear entrance of the property and utility room, where there is further storage cupboards, undercounter space for washing machine and dryer, room for a large freestanding fridge freezer and the water softening unit for the whole house. There is a door through the utility that provides access to both the rear garden and front driveway. The south-facing conservatory is accessed via the sitting room through French Doors, it has been fitted with motorised roof blinds and offers stunning views across the garden. The dining room can comfortably accommodate a 6 – 8 seater table with chairs, completing the ground floor accommodation.

The first floor has two dual aspect double bedrooms, both of which are fitted with built in wardrobes. The principal bedroom is situated at the front of the property, benefiting from an attractive view through the north facing window of the Cathedral Spire and water meadows. The second double bedroom, along with a third dual aspect bedroom (single), are set on the rear-side of the home, with views overlooking the southern garden. There is a small study with internet point that also has a Cathedral view, which could alternatively be used as a fourth bedroom. The final room within the home is the tiled family bathroom, where you will also find a good-sized airing cupboard and the water tank.







'Wychwood'

This attractive detached house situated on Britford Lane amounts to circa. 1,464 sq ft of well-presented living space, set within 0.34 acres. A loving home for over 40 years, we certainly feel that this is testament to how well rounded this idyllic family home truly is. 'Wychwood' is ideally located at the end of the quiet no-through lane, a short level distance from Salisbury's famous Cathedral (approx. 1 mile). A 130 ft driveway through solid timber gates sets the property back from the lane, creating a quite and private setting coupled with ample off road parking.

Outside

To the South is an exquisite, well-maintained, and private rear garden. Made up predominantly of a large lawn, the garden is bordered by a range of mature shrubs, trees and flower beds. Perfect for those with a green thumb, there is a number of established vegetable beds, in addition to fruit cages and a ready-to-go compost heap that has been neatly tucked away. Perfect for entertaining or enjoying the garden, there's several paved areas offering al fresco dining and outdoor seating areas. There's several outbuildings, include a large timber shed with power and lighting, a greenhouse and a small metal store. A stunning willow tree, which we understand to be at least 60 years old, completes the rear garden.

Location

Britford Lane is a popular residential location, approximately one mile from the centre of the Cathedral city of Salisbury. From the property, there are a range of local walks across the water meadows and beyond. There is also easy access into the city centre on foot via the Cathedral Close, providing an excellent balance of rural and city living. Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There is a number of primary and secondary schools, both private and state sector, including boys and girls grammar schools. Salisbury has excellent road links to London (A303), Southampton (A36) and Bournemouth (A338) and provides direct trains to London Waterloo from Salisbury mainline railway station (journey time approximately 90 minutes)





Britford Lane

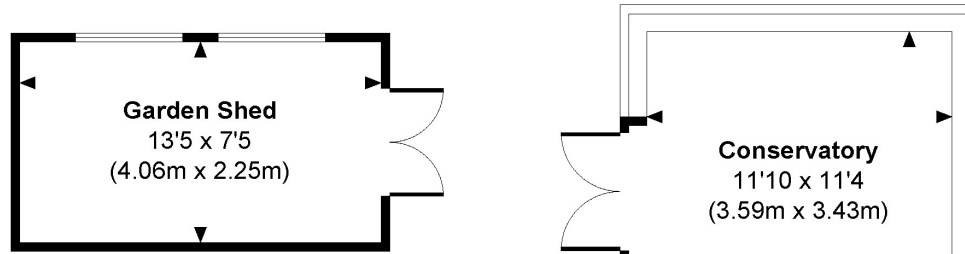
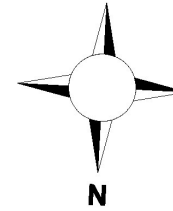
Approximate Gross Internal Area

Main House = 1464 Sq Ft / 136.02 Sq M

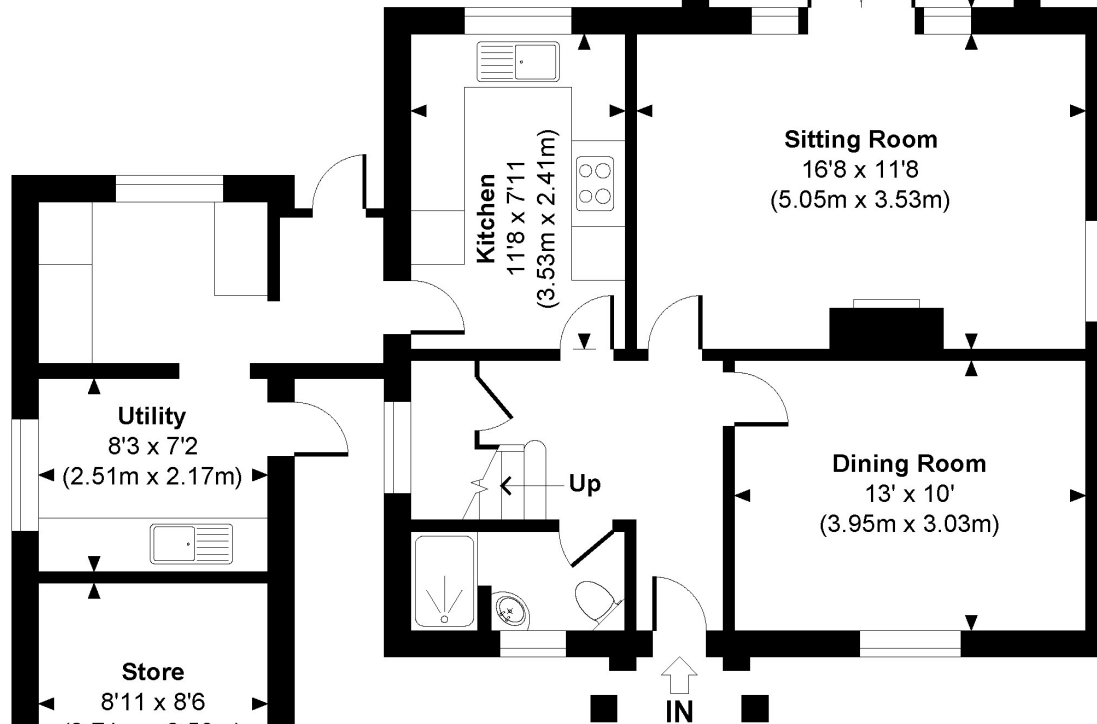
Garden Shed = 99 Sq Ft / 9.14 Sq M

Total = 1563 Sq Ft / 145.16 Sq M

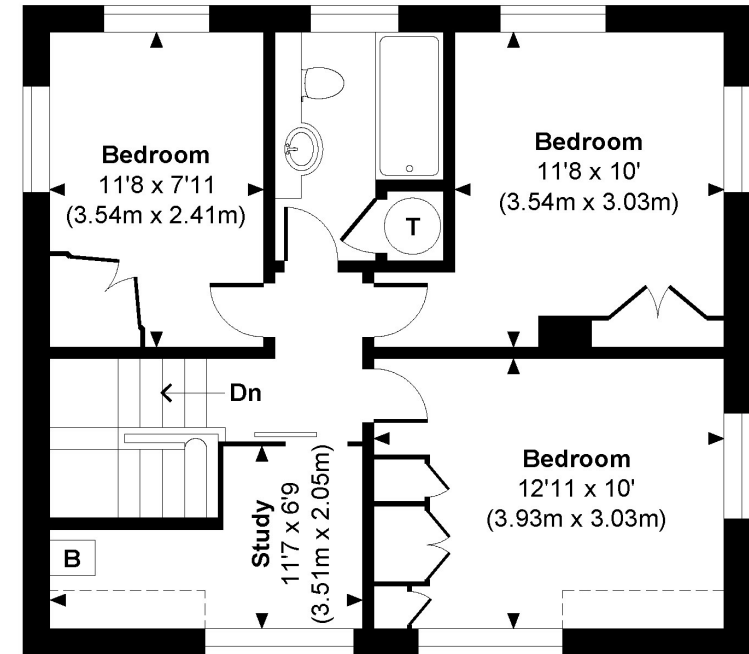
Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height.



GARDEN SHED



GROUND FLOOR



FIRST FLOOR

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