

# Myddelton&Major

Fountain View

ALDERBURY





## Fountain View, Old Road, Alderbury, Wiltshire, SP5 3AR

- No Onward Chain
- Good Sized Plot
- Outbuildings
- Two Bedrooms
- Lovely Views
- Development Opportunity
- Lovely Village Position
- Sought After Village
- Two Receptions
- Tennis Courts Close By

### The Property

Set in a lovely, slightly elevated position on the western edge of the village away from the main road is the delightful Fountain View. As one might gather from the name, the property has views over the green towards the King Edward VII Fountain, erected to commemorate the coronation of the then king in 1902.

Fountain View is a two bedroom period cottage set in a good sized plot with plenty of potential to extend (subject to the usual consents).

On the ground floor there are two receptions, a dining room and a sitting room, both fire places (untested) and views to the south over the front garden letting in plenty of light.

The sitting room leads through to the kitchen which is ready for modernising and features a Rayburn range cooker (untested) A ground floor bathroom and WC completes the ground floor.

Upstairs there are two double bedrooms both with a lovely view and fitted storage.

A fantastic opportunity to extend and modernise a period village property set in a lovely position

Tenure: Freehold

Size: 891 ft<sup>2</sup>

EPC Rating: D (61)

Council Tax Band: E



2



2



1



2

**Services** - All mains services are available. Ofcom suggests broadband speeds of up to 1000 Mbps and most mobile networks have good outdoor coverage.

Salisbury 4.5 Miles • Southampton 20 Miles • Hospital 5.2 Miles • Village Shop 0.3 Miles



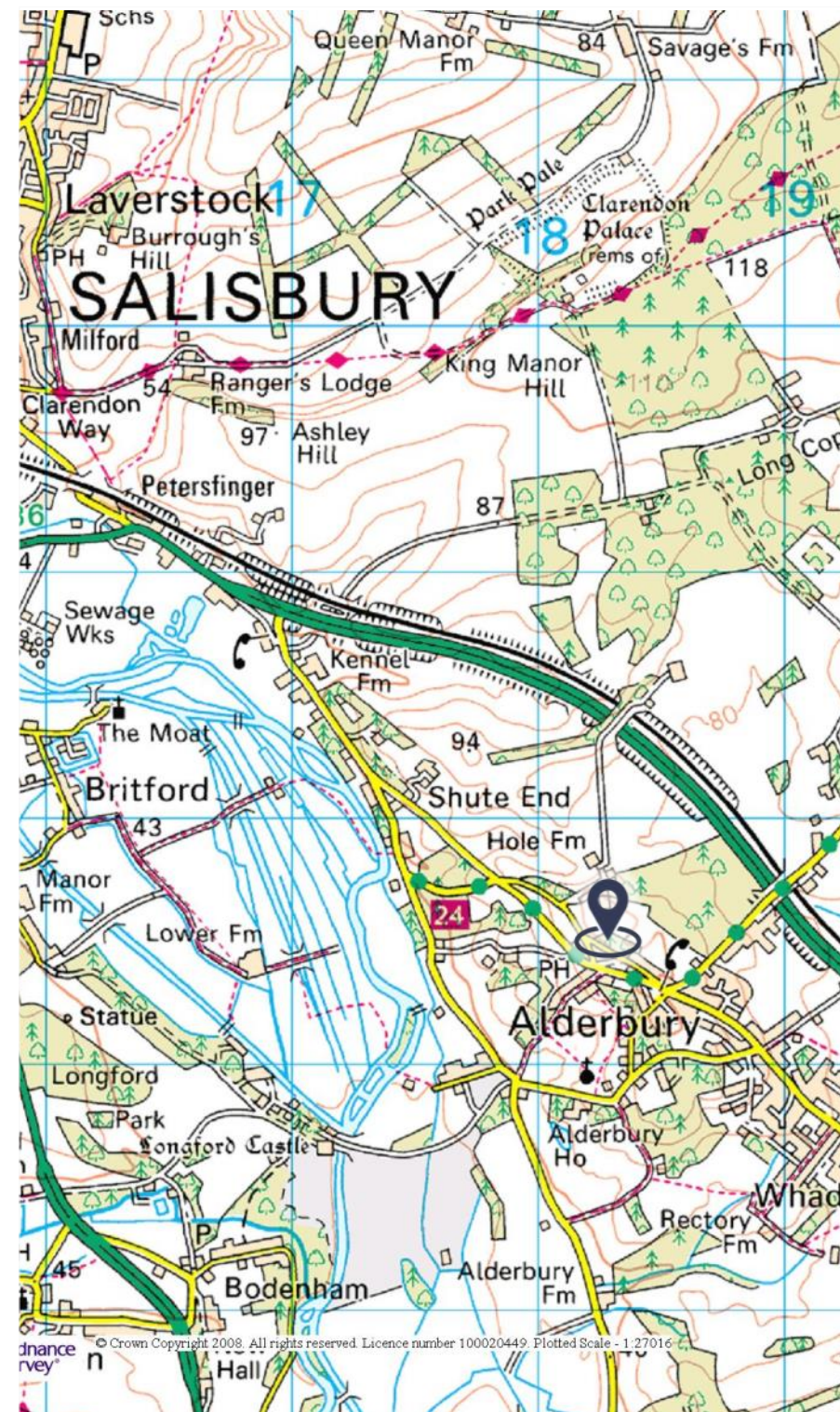
## Outside

Approached from the lane double metal gates open up to hard standing for two vehicles. The gardens wrap around the house which sits centrally within its plot. To the western side of the plot there is an extensive fruit cage and highly productive kitchen garden with two green houses. The plot is abounded mainly with an evergreen hedgerow which has been kept in lovely condition. To the front of the house is a small lawn and a pretty apple tree. To the eastern side of the plot are two substantial timber outbuildings.

## Location

The property is set in a great position overlooking The Green. Alderbury is a very active and popular village, only a few miles 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. Alderbury was 2nd in the 'Wiltshire Best Kept Village'.





Approximate Floor Area = 82.8 sq m / 891 sq ft  
 Outbuildings = 54.4 sq m / 585 sq ft  
 Total = 137.2 sq m / 1476 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 #78716

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