

# Myddelton&Major

2 Shears Drive

AMESBURY









## 2 Shears Drive, Amesbury, Wiltshire, SP4 7YA

- 5 Bedrooms
- 3 Bathrooms
- 3 Receptions
- Ultrafast Broadband
- Presented in Fantastic Condition
- Elegant Townhouse
- Bespoke 'Cooks' Kitchen
- Bespoke Joinery
- Large Garage with Extra Parking
- Good Sized Garden

### The Property

Set on the edge of the popular Archers Gate development on the outskirts of the historic Wiltshire town of Amesbury, 2 Shears Drive is a beautifully presented and stylish family home which has been fitted out with super high attention to detail. Bespoke cabinetry is in many of the rooms in including a comprehensive beautifully appointed and well planned kitchen. High quality white goods from brands such as Miele and Bosch are consistent with the high quality sanitary ware by makers such as Villeroy and Boch and Hans Grohe.

Much improved from its original specification, this stunning home is larger than most in not only the house but also the garden. The property is constructed in attractive vernaculars with red brick elevations with a slate roof. The front door opens into lovely open hall with the main staircase leading upstairs and door to a downstairs WC, large home office/study with plantation shutters on the window, fitted Birds eye Maple and Sycamore cupboards and desk area and a Farrow and Ball painted bookcase with Maple top and enclosed cupboard below. An absolute bonus for any budding chef is the handmade 'cooks' kitchen which features a blend of contemporary designed units with a 70mm solid Oak worktop, oak plinth and cornice, Full extension drawers, chest high Miele Combination oven, Miele Steam Oven, Miele Warming Drawer, Miele 90cm induction hob, Miele glass extraction hood, double ceramic butlers sink with Nickel mixer tap and separate rinsing tap. The floor is engineered oak with solid wood skirting. Bi-fold Oak doors open into a fully fitted utility/boot room with bespoke cabinetry reflective of the kitchen. The utility room has a water softener, Bosch dishwasher and space for a washer dryer and fridge freezer, a back door leads to the side of the house and on to the garden. An open doorway leads through to the ground floor reception area which comprises of a dining room which leads through double oak bi-fold doors to a snug carpeted sitting area. Bi-fold doors lead from the sitting room out to a decked terrace with the garden beyond.

A exceptional 'Best in Class' five bedroom family home featuring  
bespoke joinery, a landscaped garden and large double garage

Tenure: Freehold

Size: 2210 ft<sup>2</sup>

EPC Rating: C(79)

Council Tax Band: F



5



3



3



4

Services - All Mains Services are Connected. Ofcom suggests broadband speeds of up to 1800mbps +

Mobile phone coverage is suggested as being good for all main networks

Stonehenge 6 Miles



Salisbury 9.2 Miles



Porton 5 Miles



Grateley Station 9.4 Miles



















## The Property (Upstairs)

On the first floor is large dual aspect formal sitting room with a gas fire and reconstituted stone fire surround and mantelpiece, the principal bedroom is on the first floor and has its own very well appointed bathroom and a stunning break fronted fitted wardrobe with oak cornice and plinth and deep drawers. On the top floor there are four further bedrooms; a large double with ensuite bathroom and fitted wardrobes, a third decent sized double, double bedroom and single bedroom with fitted storage (currently used as a study). All three bedrooms are complemented by a well appointed bathroom.

## Outside

The property is approached from the pavement via a short gated path across a small front garden, the front of the house has a classical elegance to its design with a makers mark on a date stone close to the roof line revealing the house to have been built by Bloor Homes in 2006. The main gardens are to the rear and are abounded by a high brick wall along which are planted a number of curated and trained fruit trees including; Apricot, Quince, Plum, Cherry. The garden also has a Cinnamon Bark Acer and an Ironwood Tree in the corner. A small lawned area is in the centre and surrounded by gravel paths, a Mongolian slate path leads from the front to the side of the property. A Japanese style pergola is made from Iroko wood. A matching Iroko wood door leads into the large double garage which unusually has insulation, particularly in the electric roller shutter door. There are two off road parking spaces next to the garage.

## Location

Sitting on the river Avon, Amesbury is an historic town set only a few miles from Stonehenge. Amesbury has Tesco, Aldi and Lidl supermarkets as well as a B&M store, a good selection of local shops, amenities and schools as well as a popular sports and community centre.

The medieval city of Salisbury is just over 9 miles to the south and boasts a well-thought of Playhouse and a plethora of restaurants including; Cote, Hixon, Tinga and the wonderful Café Divali. Supermarkets include Marks and Spencer, Sainsburys, Waitrose and Tesco. Coffee shops include: Pret a Manger, Boston Tea Party, Culture Coffee and Sonda. Popular pubs include, the Haunch of Venison, The Ox Row Inn & The Old Ale House. The newly opened Everyman Cinema is close by and offers a more luxurious cinematic experience. Shops include: Bradbeers Department Store, Greenfields Gunmakers, Waterstones, Cook, Reeve the Baker and H R Tribbeck and Sons Jewellers.

Garden Photo

There is a comprehensive offering of secondary schools in both the private and state sectors. Being set on the A 303, Amesbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station, which is an easy from the property.





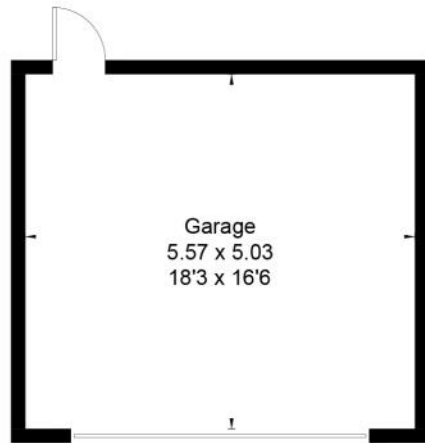




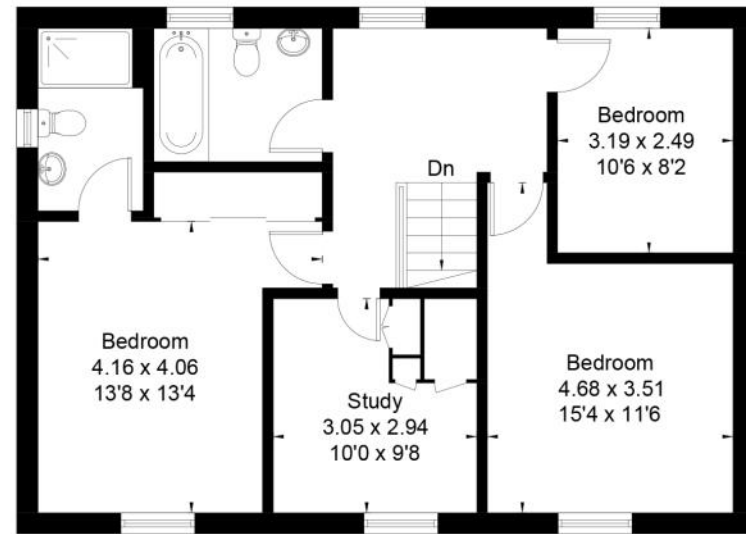
Approximate Floor Area = 205.3 sq m / 2210 sq ft

Garage = 28.0 sq m / 301 sq ft

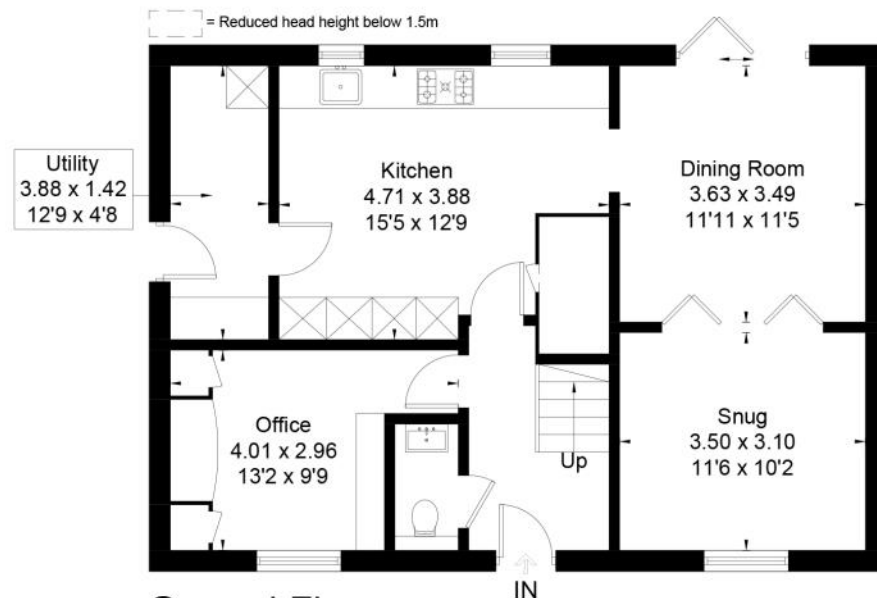
Total = 233.3 sq m / 2511 sq ft



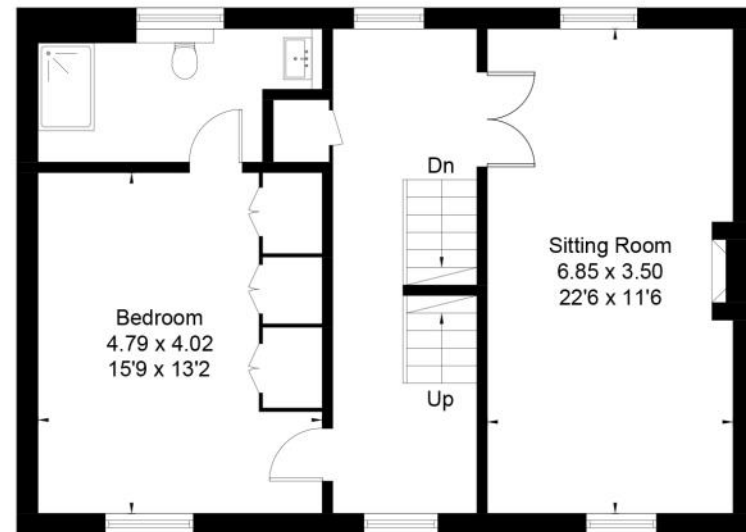
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



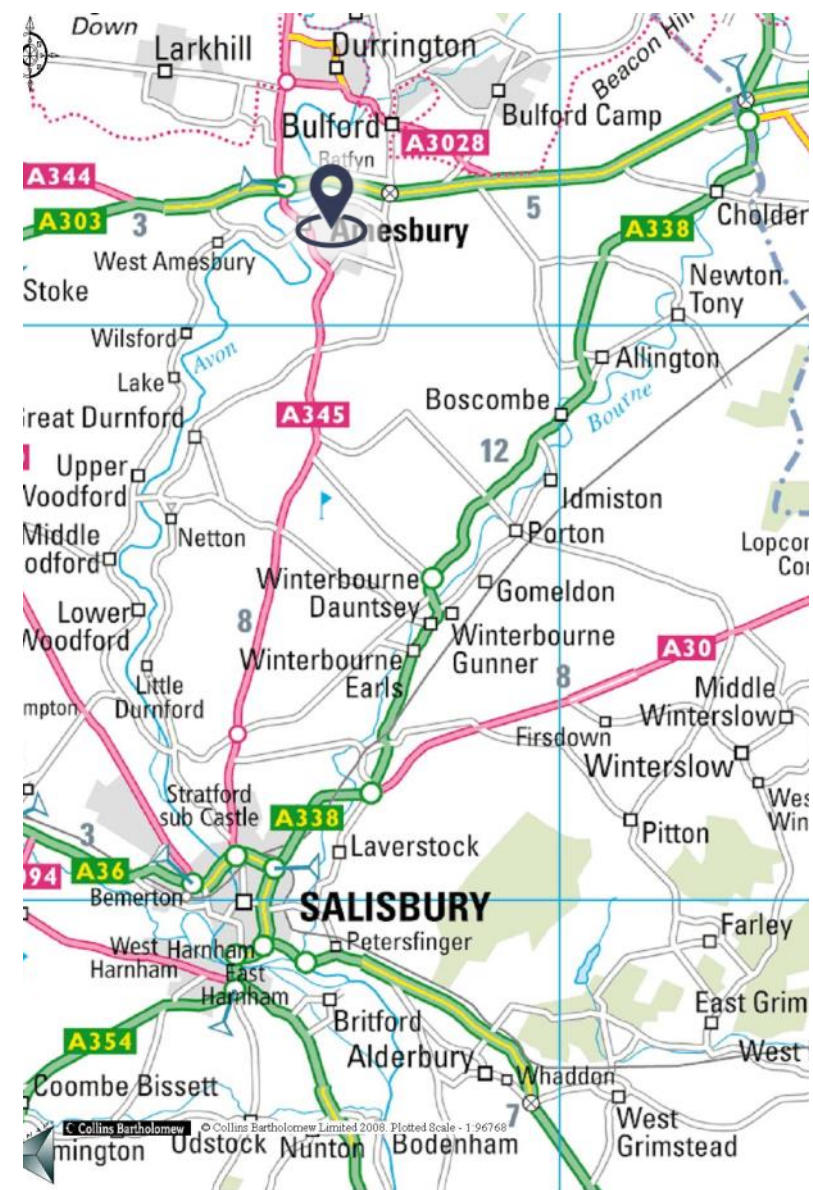
First Floor



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 #84221





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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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