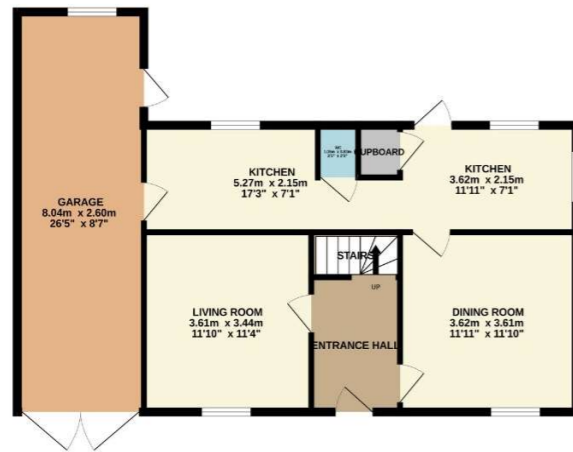


GROUND FLOOR  
72.2 sq.m. (777 sq.ft.) approx.



1ST FLOOR  
66.3 sq.m. (713 sq.ft.) approx.



TOTAL FLOOR AREA: 138.5 sq.m. (1490 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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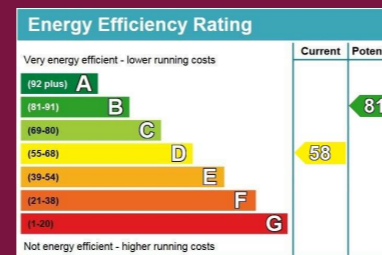


### Ivy Church Cottage, 55 Old Road, Alderbury

£595,000 Freehold

Salisbury, Wiltshire SP5 3AR

Welcome to Ivy Church Cottage a picturesque five bedroom detached property set in a lovely setting adjoining open fields. The versatile ground floor accommodation consists of; entrance hallway, lounge, separate dining room, two kitchens, downstairs w/c and a garage with a utility area. On the first floor the house offers five bedrooms and two-family bathrooms. To the front of the property, you are greeted by a gravel driveway which leads to the garage and a mature garden, to the rear the garden has a terrace and further raised lawn area which offers stunning open views over the fields behind. Sold with no forward chain viewing is absolutely essential to appreciate this unique opportunity.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



## Overview

- FIVE BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- TWO KITCHENS
- TWO BATHROOMS
- GARAGE WITH UTILITY AREA
- ADJOINING OPEN FIELDS
- PLENTY OF CHARACTER
- SOLD WITH NO CHAIN
- VIEWING ESSENTIAL
- PARKING FOR A NUMBER OF VEHICLES



Entrance Door leading into:

### Entrance Hallway

Doors leading to reception rooms, stairs to first floor.

### Living Room 11'10" max x 11'4" max

Upvc double glazed window to front aspect, radiator, open fireplace with brick surround, built in shelving.

### Dining Room 11'11" max x 11'4" max

Window to front aspect, radiator, doors leading through into:

### Kitchen One / Utility Room 11'11" max x 7'1" max

Double aspect room with windows to side and rear elevations, door to pantry / storage cupboard, range of floor and wall units with work surfaces over. Door leading to rear garden.

### Kitchen 17'3" max x 7'1" max

One and a quarter bowl sink unit with cupboard under further range of floor units, window to rear elevation overlooking the rear garden, door leading into

### Downstairs Cloakroom

Low level w/c, wash hand basin.

### Garage 26'5" max x 8'7" max

Double doors to front elevation, space for appliances, window and door leading into the rear garden.

### First Floor Landing

Doors leading to all rooms, window to front elevation.

### Bedroom One 11'10" max x 11'0" max

Window to rear elevation with view across open fields. radiator.

### Bedroom Two 12'0" max x 9'8" max

Window to front elevation, built in wardrobes to one wall, radiator.

### Bedroom Three 12'0" max x 9'3" max

Window to rear elevation with view across open fields, radiator.

### Bedroom Four 10'7" max x 7'1" max

Window to front elevation, built in wardrobe to one wall, radiator.

### Bedroom Five 7'1" max x 6'1" max

Window to front elevation, radiator.

### Bathroom One 8'11" max x 6'11" max

White suite comprising; panel bath, low level w/c, pedestal wash hand basin, window to rear elevation.

### Bathroom Two 7'10" max x 7'0" max

White suite comprising; double shower cubicle, low level w/c, pedestal wash hand basin, window to rear elevation.

### Outside

#### Front

Gravel driveway leading to garage with double doors, mainly laid to lawn with mature shrub borders.

### Rear

Sun terrace, steps leading to raised lawn and shrub area, adjoining open fields.

### Agent Notes - Draft Copy of Particulars.

### Sales Disclaimer (OVM)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.