



Connells

Victoria Cottage Gunville Road
Winterslow Salisbury



Property Description

This fantastic three bedroom character property has a modern, contemporary finish throughout and benefits from a lovely landscaped garden, driveway for two cars and a garage. It is situated in the charming rural village of West Winterslow which lies north east of the historic city of Salisbury.

Entrance Porch

Bench seating with storage underneath, storage cupboard, side aspect.

Open Plan Kitchen/ Diner

19' 11" x 12' 11" max (6.07m x 3.94m max)

A bespoke kitchen comprising wall and base units with work tops over, drainer sink unit with mixer tap and boiling water tap, separate island with storage underneath, built in raised double oven, inset hob with extractor over, built in and concealed dishwasher, space for "American style" fridge/freezer, feature fireplace with log burner, pantry, room for table and chairs, stairs to first floor, door to rear, front aspect.

Lounge

13' 1" into bay x 17' 4" max (3.99m into bay x 5.28m max)

Feature fireplace, tiled hearth with log burner, fitted cupboards and shelving each side, bay window to side aspect.

Landing

Doors to bedrooms and shower room, rear aspect.

Bedroom One

12' 9" x 9' 4" (3.89m x 2.84m)

Built in double wardrobe, dual aspect to front and side.

Bedroom Two

10' 1" max x 7' 1" (3.07m max x 2.16m)

Built in wardrobe, front aspect.

Bedroom Three

9' 1" x 6' 1" (2.77m x 1.85m)

Front aspect.

Shower Room

Comprising of a double walk-in shower with rain shower head and additional attachment, wash hand basin with mixer taps in vanity unit, WC.

Outside

Rear Garden

An attractive well maintained landscaped garden enclosed with walls and wood panel fencing. Offering a decked patio and BBQ area perfect for entertaining and Alfresco dining. With mature shrubs and flower beds, raised walled beds, to rear is laid to lawn and a gravel path leading to the driveway.

Front

Raised walled beds with mature plants, steps up to entrance porch.

Garage

17' 2" x 14' 11" (5.23m x 4.55m)

Electric roller door, private door to garden and kitchen.

Driveway

For two cars.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01722 328 562
E salisbury@connells.co.uk

46-50 Castle Street
 Salisbury SP1 3TS

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/SAL307276



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SAL307276 - 0005