



**Connells**

Robinson Grove  
Longhedge Salisbury



# Robinson Grove Longhedge Salisbury SP4 6SH

for sale  
**£450,000**



## Property Description

Located in an established development this four bedroom detached house offers a wealth of features such as Bi-Fold doors from the kitchen/diner, a study, en-suite to bedroom one and driveway parking. Longhedge is located with access to Salisbury city centre and the A303, with local amenities nearby.

Robinson Grove is situated in a popular residential area just over 4 miles from the medieval city of Salisbury which offers a range of amenities. These include, but are not limited to, supermarkets, high-street shops, bi-weekly markets, copious restaurants, pubs & bars, a theatre, the arts centre, 2 cinemas and renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan.

Salisbury train station offers direct commuter links to London Waterloo and the West Country. Additionally, Salisbury is well-positioned to offer great road links to the coastal cities of Southampton and Bournemouth.

## Entrance Hall

Stairs to first floor landing, access to study, kitchen/diner, lounge and cloakroom.

## Study

7' 6" x 6' ( 2.29m x 1.83m )  
Front aspect.

## Lounge

14' 8" x 9' 9" ( 4.47m x 2.97m )  
Dual aspect to front and side.

## Cloakroom

Comprising a wash hand basin with mixer taps and WC.

## Kitchen/ Dining Room

23' 6" x 11' 5" ( 7.16m x 3.48m )  
Comprising a range of wall and base units with work surfaces over, drainer sink unit with mixer taps, inset hob unit with hood over, raised double oven and grill unit, built in and concealed fridge/freezer, built in and concealed washing machine and dishwasher. Breakfast bar to dining area with Bi-fold door to rear garden and rear aspect.

## First Floor Landing

Access to all bedrooms, bathroom, storage cupboard and loft access.

### Bedroom One

15' 2" max x 9' 9" max ( 4.62m max x 2.97m max )

Built in double wardrobe, front aspect.

### En-Suite

Comprising a double shower unit with rainfall shower head, wash hand basin with mixer taps, heated towel rail and WC.

### Bedroom Two

9' 7" x 9' 2" ( 2.92m x 2.79m )

Front aspect.

### Bedroom Three

11' 7" x 7' 7" ( 3.53m x 2.31m )

Rear aspect.

### Bedroom Four

11' 3" x 7' 8" ( 3.43m x 2.34m )

Rear aspect.

### Bathroom

Comprising a panel enclosed bath with wall mounted mixer tap and shower head attachment, wash hand basin with mixer taps, heated towel rail and WC.

## Outside

### Garden

Leading from the dining space you have a patio area with pathway to side and rear of the garden, mostly laid to lawn with mature shrubs and planters the garden offers a great space to relax or Alfresco dining. Following the path to the rear there is a private door to the garage and patio area, currently used as space to entertain with a freestanding hot tub. Other features are outdoor sockets, gated side access to driveway and wood panel fencing.

### Driveway

Adjacent to the property with parking for two cars.

### Garage

21' 5" x 9' 5" ( 6.53m x 2.87m )

With an up and over door, with power sockets and lighting.

### Solar Panels

Solar panels on rear of the roof.

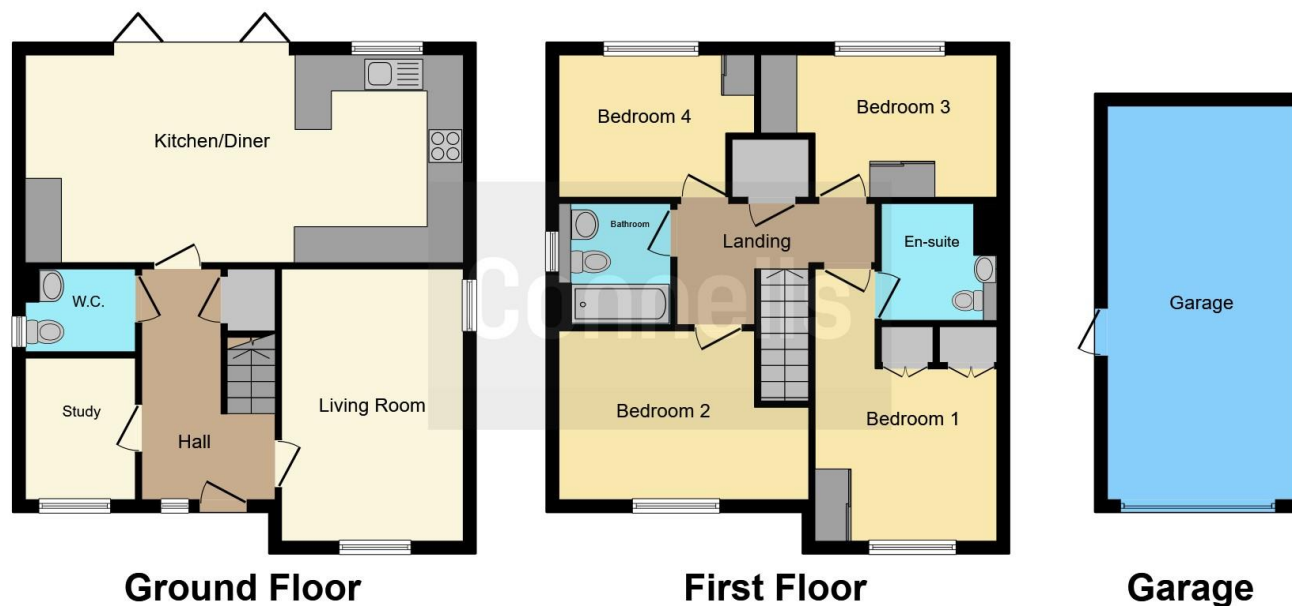












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EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

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