



2 Shears Drive, Amesbury Salisbury SP4 7YA

welcome to

Shears Drive, Amesbury Salisbury

Welcome to Shears Drive, this five-bedroom family home has a plethora of features from bespoke kitchen with integrated appliances and quality hand-made fitted furniture. To reserve your spot to view call us in branch today.



Entrance Hall

Engineered oak flooring, access to downstairs cloakroom, office, kitchen and staircase to the first floor, Aurum Alarm system access panel. All doors and skirting boards on the ground floor are solid oak.

Downstairs Cloakroom

Engineered oak flooring, Villeroy & Boch ceramic basin and w/c, radiator, towel rail.

Office

13' 1" x 9' 9" (3.99m x 2.97m)

Sycamore desk with birdseye maple panel cupboards, lacquered bookcase unit with maple top and enclosed cupboards, front aspect double glazed window, plantation shutters, carpet.

Utility

12' 9" x 4' 8" (3.89m x 1.42m)

Volcanic stone flooring, bespoke cabinets and work top to match kitchen, water softener in cupboard, glow worm boiler, Miele dishwasher and washer/dryer, oversized Miele Fridge Freezer, radiator with towel rail, access to side of the property.

Kitchen

15' 5" x 11' 7" (4.70m x 3.53m)

Hand built kitchen by local craftsman, Farrow and Ball coloured lacquer finish with extra wide, deep drawers and full extension runners, with solid beech dovetailed drawer linings. Lowered height oak plinth and thick solid oak worktops and oak cornice mouldings. Two larder cupboards with pull out trays, one with fitted Kenwood Major Mixer. there is also built in Miele oven and steam oven, two warming drawers, Miele induction hob Miele extractor fan, one vertical radiator and engineered oak flooring, Belfast sink with nickel taps and power rinse.

Dining Room

11' 11" x 11' 6" (3.63m x 3.51m)

Glazed bi-fold doors to rear garden, oak bi-fold doors into snug, bespoke fitted large cupboard in steamed beech with doors enclosing deep shelves above and three full extension drawers below, engineered oak flooring.

Snug/Lounge

11' 6" x 10' 2" (3.51m x 3.10m)

Carpet, front aspect double glazed window, plantation shutters, two vertical radiators.

Landing

Carpet, airing cupboard with mega flow water tank, ash handrails with finials to newel posts, dual aspect double glazed windows.

Main Lounge

22' 6" x 11' 6" (6.86m x 3.51m)

Dual aspect double glazed windows, two radiators, gas fire with stone surround, carpet, two fitted sycamore corner shelves. Currently room set up as part lounge part dining.

Master Bedroom

15' 8" x 13' 2" (4.78m x 4.01m)

Bespoke fitted breakfront wardrobe with quarter turned columns, three double doors enclosing a beach interior with some full height hanging and some 3/4 with shelves above, below six beech full extension deep drawers with oak heart shape knobs with solid oak plinth, cornice moulding, carpet, radiator, front aspect double glazed window.

En-Suite

Stone flooring and tiled walls, rain head shower with Hans Grohe control unit, w/c with concealed cistern and sink, rear aspect double glazed window with plantation shutter and stainless-steel handrails.

Bedroom Two

14' x 13' 4" (4.27m x 4.06m)

Carpet, front aspect double glazed window, built in wardrobes with sliding mirror doors.

En-Suite

Shower, w/c, sink, side aspect double glazed window, tiled flooring and towel rail.

Bedroom Three

15' 5" x 11' 6" (4.70m x 3.51m)

Carpet, front aspect double glazed window, radiator.

Bedroom Four

10' x 9' 8" (3.05m x 2.95m)

Carpet, radiator, rear aspect window double glazed window.

Bedroom Five

10' 6" x 8' 2" (3.20m x 2.49m)

Carpet, front aspect window double glazed window and built in bespoke storage, radiator.

Family Bathroom

Tiled flooring and walls, bath, low level w/c, sink, rear aspect double glazed window and towel rail.

Rear Garden

Landscaped lawn and flower beds, Japanese style pergola, Iroko decking in corner in aspect of the garden with access to dining room, automatic irrigation system for potted plants, two cold frames and access to double garage.

Double Garage

With power, lights, storage and electric insulated roller garage doors. there is also a further two parking spaces next to garage.



view this property online fox-and-sons.co.uk/Property/AME105343



welcome to

Shears Drive, Amesbury Salisbury

- Five Bedroom Detached Family Home
- Tax Band E
- Double Garage
- Bespoke Cabinetry Throughout Selected Rooms
- Close to Amenities and Schools

Tenure: Freehold EPC Rating: C

offers over

£650,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/AME105343



Property Ref:
AME105343 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01980 624155



Amesbury@fox-and-sons.co.uk



49 Salisbury Street, AMESBURY, Wiltshire, SP4
7AW



fox-and-sons.co.uk