



**South Pennings, Chitterne Road, Shrewton SALISBURY SP3 4JW**

**welcome to**

**Chitterne Road, Shrewton SALISBURY**

Charming three-bedroom, semi-detached property comprising of an entrance hall, cloakroom, sun room, lounge, dining area, kitchen and utility. Three bedrooms, master with an en suite and a family bathroom on the first floor. Front and rear garden and two barns outside the property.



### **Front Garden**

Decking to the front, with laid to lawn area and pond.

### **Entrance Hall**

Tiled flooring, open into the extension. Radiator and storage cupboards and stairs rising to the first floor.

### **Cloakroom**

Double glazed window to the side, radiator, wash hand basin and W.C.

### **Sun Room**

18' 2" x 6' 3" ( 5.54m x 1.91m )

Double glazed window to the front and tiled flooring with under floor heating. Door to the side aspect.

### **Lounge**

20' 3" x 13' 5" ( 6.17m x 4.09m )

With a built extension. Two double glazed windows to the rear, French doors to the front. Television point, radiator and carpeted flooring.

### **Dining Room**

11' 9" x 21' 4" ( 3.58m x 6.50m )

Patio doors to the front. Open fireplace, television point, radiator and carpeted flooring.

### **Kitchen**

21' 5" x 21' 4" ( 6.53m x 6.50m )

Double glaze windows to the side and rear. Open to the dining area, tiled flooring with under floor heating. Equipped with Belling oven, back splash tiling, wall and base units and space for appliances. In addition, a breakfast bar, built in dishwasher, inset sink and radiator.

### **Utility**

11' 4" x 11' 9" ( 3.45m x 3.58m )

Double glazed window to the rear, door to the side and radiator. Also wall and base units, inset sink and washing machine.

### **Landing**

Double glazed window to the side, carpeted flooring

and loft access.

### **Bedroom One**

12' x 10' ( 3.66m x 3.05m )

Double glazed window to the rear, carpeted flooring and a radiator. Built in wardrobe with the boiler.

### **En Suite**

Double glazed window to the rear. Shower cubicle with electric shower, wash hand basin and W.C.

### **Bedroom Two**

10' 5" x 9' 9" ( 3.17m x 2.97m )

Window overlooking the countryside. Television point, radiator and carpeted flooring. Triple wardrobe with sliding mirrored doors.

### **Bedroom Three**

7' 3" x 9' 1" ( 2.21m x 2.77m )

Double glazed window to the front, radiator, built in wardrobe and carpeted flooring.

### **Bathroom**

Double glazed window to the side. Double shower cubicle, bath, towel radiator, wash hand basin and W.C.

### **Barn**

34' 8" x 13' 7" ( 10.57m x 4.14m )

Door to the side and front, into storage space and workshops. Shelving units. Workshops equipped with power.

### **Second Barn**

8' 3" x 18' 6" ( 2.51m x 5.64m )

Door into the barn and door to the front. Double glazed window to the front and two single glazed windows to the side. Power and lighting and carpeted flooring.

### **Rear Garden**

Laid to lawn with decking area and gravel to the rear. Gas tank and outside tap.

### **Parking**

Off road parking for multiple vehicles.

### **Agents Notes**

New water treatment plant for sewerage



**view this property online** [fox-and-sons.co.uk/Property/AME105825](http://fox-and-sons.co.uk/Property/AME105825)



welcome to

## Chitterne Road, Shrewton SALISBURY

- Three Bedrooms Semi-Detached
- Beautiful Country Views
- Two Barns for Further Storage
- Large Driveway
- Rural Location

Tenure: Freehold EPC Rating: D  
Council Tax Band: D



# £475,000

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.flooragent.com



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/AME105825](https://fox-and-sons.co.uk/Property/AME105825)



Property Ref:  
AME105825 - 0007

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



**01980 624155**



Amesbury@fox-and-sons.co.uk



49 Salisbury Street, AMESBURY, Wiltshire, SP4 7AW



**fox-and-sons.co.uk**

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.