

ESTATE AGENTS



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**John Jeffery  
of Salisbury**

**Residential and Commercial  
Agents  
Residential Letting and Managing  
Agents**

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**AN ATTRACTIVE FOUR BEDROOM DETACHED CHALET STYLE  
PROPERTY IN A MATURE, GOOD SIZED PLOT SITUATED IN THE  
HEART OF THIS POPULAR VILLAGE LOCATED ON THE SOUTH  
EASTERN SIDE OF THE CATHEDRAL CITY OF SALISBURY**



**High Ridge, West Grimstead, Salisbury, Wiltshire, SP5 3RF**

**£525,000 FREEHOLD**

These particulars are intended to give a fair description of the property. They do not however constitute an offer of contract. The vendor, his Agent John Jeffery of Salisbury and persons in their employ do not give any warranty whatsoever in relation to this property and all statements as to the property are made without responsibility. Any intending purchaser must satisfy himself as to the correctness of the particulars

# High Ridge, West Grimstead, Salisbury, Wiltshire, SP5 3RF

## The Property:

High Ridge is an unusual property, the ground floor of which was rebuilt, whilst the first floor remained in situ, in the early 2000s of brick and part timber clad elevations under a tiled roof. The accommodation has been well maintained but would now benefit from some minor updating and improvements. The Ground Floor comprises an entrance hall, living room, study and large, light and bright, well fitted kitchen/dining room whilst there are four bedrooms on the upper level, all with attractive rural outlooks and a modern bathroom.

The property benefits from a mixture of UPVC and timber framed double glazed windows, wooden flooring throughout the ground floor rooms, gas fired central heating, driveway parking and a single garage with a utility room behind. A particular feature is the mature, well stocked rear garden which is fully enclosed and offers a high degree of privacy.

## The Situation:

The property is situated in the heart of this popular village located some four miles to the south east of the Cathedral City of Salisbury a short distance from the A36 providing good road links to Southampton, Eastleigh Airport and London via the M3. The village has its own historic church, community hall and play area whilst there are further facilities available within the neighbouring villages of Alderbury and Whaddon including shops, a public house, Primary School, tennis courts and football club. There is a bus service to Salisbury City Centre which offers a comprehensive range of shopping, educational, recreational and cultural amenities including a theatre, two multi-screen cinemas, leisure centre and mainline Railway Station serving London (Waterloo) and the West Country.

## VIEWING:

Strictly by appointment with the Vendor's Sole Agents, John Jeffery of Salisbury,  
Tel: (01722) 335337.

## SERVICES:

All mains services are connected to the property.

## COUNCIL TAX:

The Local Authority has advised that the property falls within Band F.

## POSSESSION:

Vacant possession upon completion of the sale. The Vendor is not in a chain.

The property is approached across a paved driveway leading to a panelled front door to:

## ENTRANCE HALL:

Window to front elevation; radiator; stairs to first floor with cupboard below; doors to kitchen/dining room and study; door to:

## LIVING ROOM:

6.71m x 4.12m (22'0" x 13'06") at best  
Triple aspect with windows to front and side elevations and doors with adjacent glazed panels to the garden; two radiators; feature Victorian style open fire place.

## STUDY:

2.89m x 2.80m (9'05" x 9'02")  
Window to front elevation; radiator; fitted with extensive range of floor to ceiling cupboards to three walls.

## KITCHEN/ DINING ROOM:

6.02m x 3.41m (19'09" x 11'02")  
Windows to rear overlooking the garden; double doors to garden; radiator; well fitted with an extensive range of co-ordinated base and wall mounted kitchen units including a Welsh dresser and plate rack, black granite and timber work surfaces, integrated fridge/freezer, Belfast sink with mixer tap, integrated dish washer, door to full height built-in larder cupboard. tiled splashbacks.

## FIRST FLOOR

## LANDING:

Door to airing cupboard with lagged hot water cylinder; access hatch to boarded loft space with ladder; doors to Bedrooms 2, 3 and 4; door to family bathroom; door to:

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- BEDROOM 1:** 5.04m x 3.49m (16'07" x 11'05") at best with sloping ceiling  
Double aspect with windows to the front and side elevations; radiator; double doors to deep built in wardrobe.
- BEDROOM 2:** 4.12m x 3.00m (13'06" x 9'10") at best with sloping ceiling  
Window to rear elevation overlooking the garden; radiator.
- BEDROOM 3:** 3.20m x 3.00m (10'06" x 9'10") at best with sloping ceiling  
Double aspect with windows to the rear and side elevations; radiator; fitted wash hand basin.
- BEDROOM 4:** 3.28m x 2.70m (10'09" x 8'10") at best with sloping ceiling  
Window to front elevation; radiator.
- BATHROOM:** Two obscure glazed windows to rear elevation; radiator; bathroom suite comprising a panelled bath with Hydro shower over and shower attachment, pedestal wash hand basin, low level w.c.; part tiled walls; part timber tongue and groove walls to dado height, extractor fan.

## OUTSIDE

The property is approached through timber gates to a paved driveway providing off street parking for a single vehicle. The front garden is mainly laid to lawn with well stocked beds and borders. Double timber doors give access to a **garage** measuring approximately 4.26m x 3.12m (14'0" x 10'03") with power and light. There is a **utility room** behind the garage which houses the Worcester boiler and provides space and plumbing for a washing machine and tumble dryer, an inset one and half bowl stainless steel sink and a door to the rear garden.

To the rear of the property is a delightful, fully enclosed, large garden offering a high degree of privacy. There is a patio immediately behind the house and the remainder is mainly laid to lawn bordered with mature shrubs and trees.

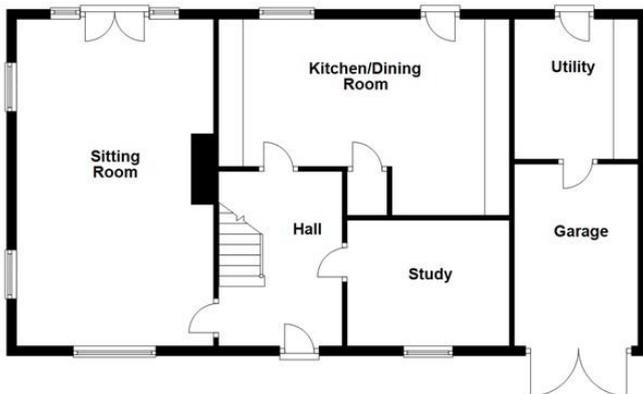


## DIRECTIONS

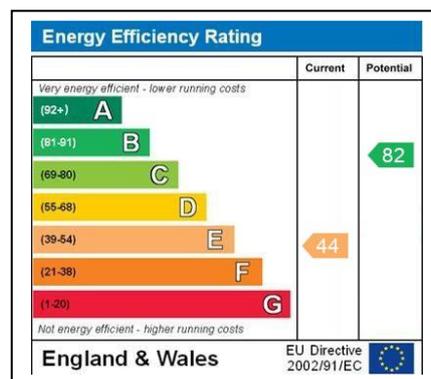
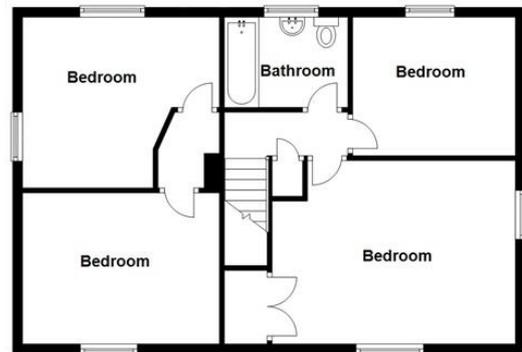
Leave Salisbury on the A36 towards Southampton. Continue along the Alderbury bypass (dual carriageway) and take the first exit on the left signposted to the Grimsteads. At the T junction, turn left sign posted West Grimstead and continue into the village where the property will be found on the right hand side opposite the village green.

# High Ridge, West Grimstead, Salisbury, Wiltshire, SP5 3RF

GROUND FLOOR



FIRST FLOOR



## MORTGAGE SERVICES:

We will be happy to assist with your mortgage if required. Our mortgage advisors are able to offer personal, independent and confidential advice from various schemes currently available.

## NOTE:

We would like to point out to potential buyers that these property details have been prepared as a general guide. The services, appliances and fittings have not been tested, and room sizes given should not be relied upon for carpets and furnishings

March/24

VIEW OUR PROPERTIES ON THE INTERNET AT  
[WWW.RIGHTMOVE.CO.UK](http://WWW.RIGHTMOVE.CO.UK)

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