

# The Shears | Winterslow

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**A stylish collection of 3 & 4 bedroom homes in Winterslow, Salisbury**  
Witt Road, Winterlow, SP5 1PL

  
fox & sons



# The Shears

Discover a beautiful collection of contemporary 3 and 4 bedroom homes nestled in the charming village of Winterslow, just outside of Salisbury. These thoughtfully designed properties offer a harmonious blend of modern luxury and countryside living.

## key features

- Spacious 3 & 4 bedroom layouts - Generous floorplans designed for modern family living and entertaining.
- Luxurious shaker-style kitchens - Timeless cabinetry with elegant finishes that combine classic design with contemporary functionality.
- Premium integrated NEFF appliances - High-performance appliances seamlessly integrated for a sleek and practical cooking experience.
- Stylish bathrooms by Roper Rhodes - Beautifully appointed suites and furniture offering both comfort and sophistication.
- Sleek Porcelanosa tiling - High-quality, durable porcelain tiles adding a refined, modern touch to bathrooms and kitchens.
- Set in the idyllic village of Winterslow - A picturesque location with a strong community spirit, surrounded by rolling countryside and within easy reach of Salisbury.
- Perfect for families, professionals, and anyone seeking an elegant home in a tranquil rural setting, this collection offers a rare opportunity to enjoy luxury living in one of Wiltshire's most desirable villages.



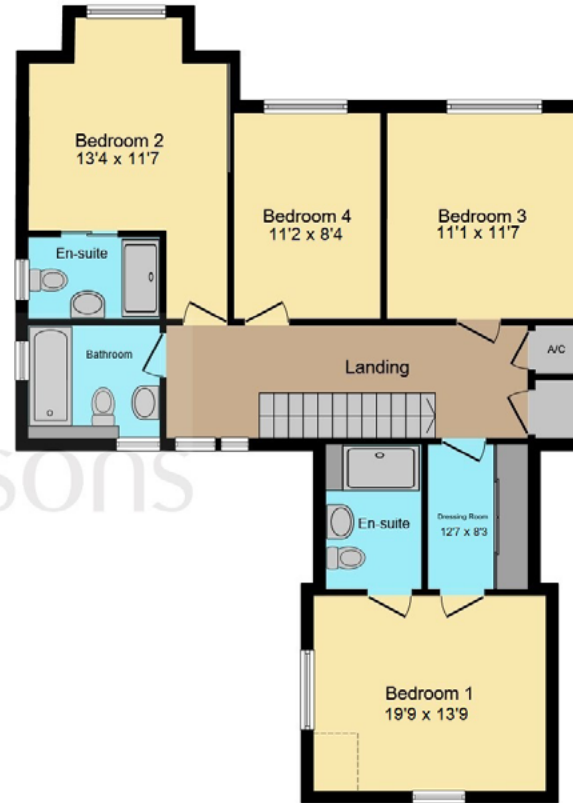
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# floorplans (plot 1 and 3)



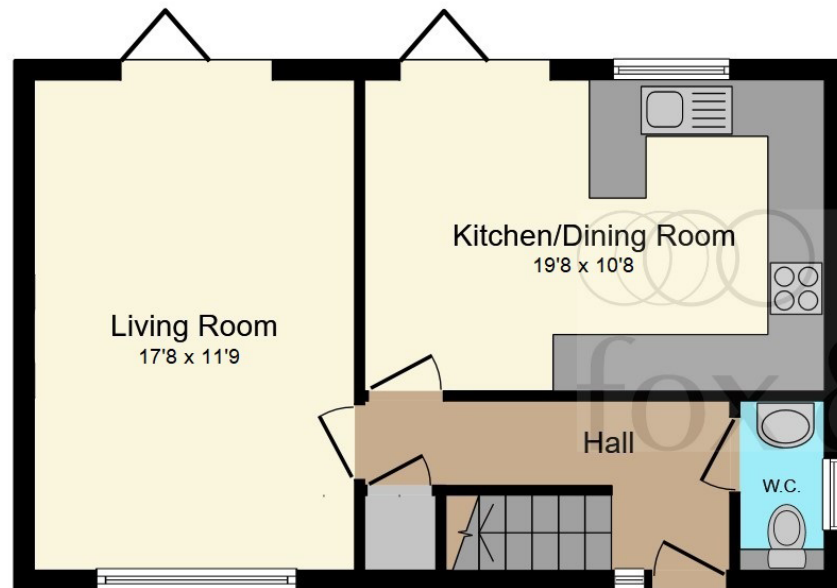
Ground floor



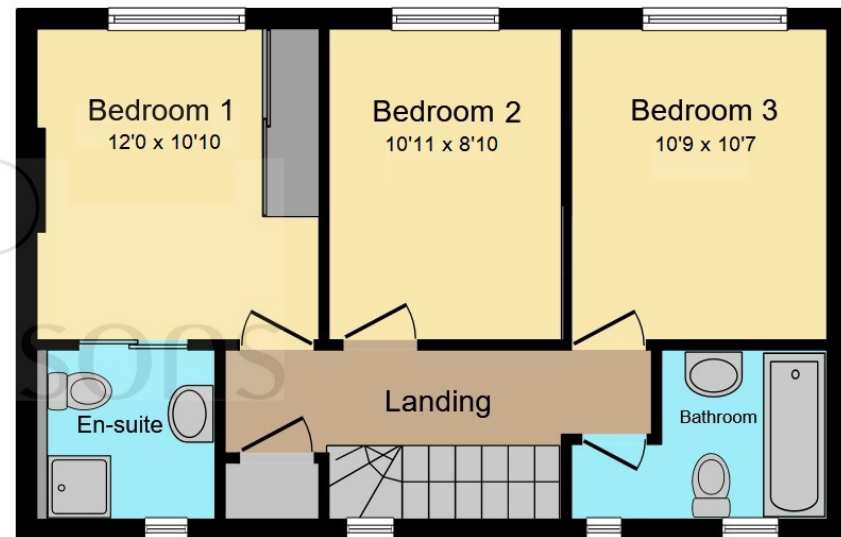
First floor

Sizes are based on maximum measurements and are for indication only. Any intending purchaser should satisfy themselves by inspection or otherwise as to their accuracy. Floorplans have been increased in size for legibility and are not to scale to all other plans within this brochure. Also some plots may be handed. Please consult the agent for more information.

# floorplans (plot 2)



Ground floor



First floor

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# location

Winterslow, nestled in the Wiltshire countryside near Salisbury, may be a quiet village, but it's surprisingly well-equipped with local amenities:

- **Village Shop & Post Office:** Perfect for daily essentials and postal needs.
- **The Lord Nelson Pub:** A cozy spot for a pint or a hearty meal by the fire.
- **Winterslow Village Hall:** A lively hub hosting fitness classes, craft fairs, film nights, and community events.
- **Barry's Fields Sports Ground:** Offers football and cricket facilities, plus a children's playground.
- **Winterslow Primary School:** A well-regarded Church of England school at the heart of the village.
- **Historic Churches:** Including All Saints' Church, dating back to the 12th century.
- **Walking & Cycling Routes:** The Clarendon Way and surrounding countryside are ideal for outdoor enthusiasts.
- **Close proximity to Bentley Wood:** Owned by The Village Trust and ideal for dog walkers.

It's a charming blend of rural peace and community spirit.





# specification

- Solid quartz worktops to kitchens.
- Porcelanosa tiling to all bathrooms and cloakrooms.
- Karndean flooring to kitchens, hallways and cloakrooms and utility (if applicable) and carpet supplied and fitted elsewhere.
- Car charging point.
- Solar panels with a 5.5kw battery storage system providing an estimated saving in excess of £1000 p.a on electricity bills.
- Heating and hot water via air source heat pump.
- Underfloor heating to all downstairs areas.
- Fibre broadband to all properties.
- Generous patio areas and all properties laid to lawn.
- Electric garage doors.

## KITCHEN

- Shaker style cupboards with solid quartz worktops and Neff built-in appliances – 70/30 fridge freezer, dishwasher, induction hob. Plots 1 & 3 include Neff slide and hide oven and Neff combi oven and microwave. Plot 2 only includes Neff double oven and Caple fully integrated washer/dryer.

## FLOORING

- Karndean Knight Tile plank effect flooring to kitchen, hallway, cloakroom and utility (if applicable). Abingdon Stain Free Ultra carpet elsewhere.

## BEDROOM

- Fitted wardrobes to master bedroom and TV point.



# specification

## BATHROOMS

- Roper Rhodes bathroom suites and furniture, extensive Porcelanosa tiling to walls and floors. Chrome towel rails to all baths and cloaks.
- Mirrors with built-in light and shaver sockets (not applicable to master ensuite plots 1 & 3 due to roof line).

## HEATING & HOT WATER

- Underfloor heating downstairs, radiators upstairs.
- Heating and hot water via air source heat pump.
- Solar panels with battery storage (with the provision of the renewables, including the battery, a saving of approx £1,000 pa on the electricity bill is predicted).

## EXTERNAL

- Garden plans – Extensive Indian Sandstone paths and patio areas and laid to lawn elsewhere.
- UPVC windows and doors, fascias and soffits – all maintenance free.
- External cladding – composite.
- Outside tap to rear of properties.
- Car charging point – Zappi 7.4kw.
- Integral garages to have plasterboard ceiling.
- Electric doors to all garages.
- Gravel driveway.

## INTERNAL

- Banisters – painted spindles with an oak rail.
- TV points to lounge, kitchen/diner, snug and bedroom.





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