

HOME OF DISTINCTION

Avon Barn, Shute End Road
Alderbury

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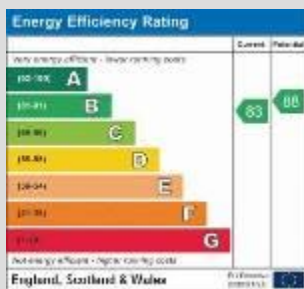


Avon Barn Shute End Road Alderbury SP5 3DJ

STUNNING FOUR BEDROOM HOME

- Bespoke luxury home built from traditional materials
 - Highest quality contemporary fittings
 - Constructed by reputable local house building company Walden Homes
- Conveniently located upon the western fringe of the village of Alderbury
 - Superbly appointed kitchen with German furniture by Hacker Systemat
 - Under floor heating which extends throughout the entire ground floor
- Quality sanitary ware with Hansgrohe fittings

£865,000



Avon Barn is a bespoke luxury home built from traditional materials with the highest quality contemporary fittings, originally constructed by reputable local house building company Walden Homes to their usual exacting standards. The property is conveniently located upon the western fringe of the village of Alderbury, just a few miles from the Cathedral city of Salisbury. Facilities within the village of Alderbury include a well reputed public house, school, post office and general store together with a dental practice.

Approached beneath a feature exposed timber gable with exposed trusses the front door gives access to an open plan reception hall and sitting room area. This stunning room, over 47' long is complemented by polished porcelain floor tiling with under floor heating which extends throughout the entire ground floor. Further features include a recessed wide format wood burning stove in the living area, French doors with adjacent glazed side screens together with large fold and slide doors providing a level threshold to the adjoining sun deck and gardens.

The kitchen/breakfast room is superbly appointed with German furniture by Hacker Systemat with quartz work surfaces and feature central island. A range of integrated appliances include induction hob, microwave/combi oven with warming drawer, fan assisted Pyroclean oven together with fitted dishwasher and fridge/freezer. Large fold and slide doors also provide access from the kitchen with level threshold to the sun deck and gardens whilst wiring for media unit and surround sound in snug area.

The separate utility room has fully fitted storage units. The downstairs cloakroom has automatic lighting and wash hand basin with movement sensor tap.



A fully digitally zoned central heating system powered by gas fired energy saving condensing boiler provides under floor heating to the ground floor with radiators to the first floor.

A staircase with glass balustrade gives access from the reception hall to the first floor which features smoked oak flooring throughout the landing and bedrooms. The master and guest bedrooms both feature en suite wet rooms and glass Juliet balconies. All wet rooms and bathrooms enjoy large chrome towel rails and are fitted with quality sanitary ware with Hansgrohe fittings including Raindance shower heads, fitted vanity units, mirror and lighting.

The master bedroom has twin triple wardrobes with further storage cupboards in the reception hall and landing which all benefit from LED passive infrared sensor lighting. The airing cupboard houses the water softener and large pressurised cylinder which feeds the hot water system.

All principal rooms are wired for digital TV/Satellite with surround sound wiring to the living room and snug. The property also features: energy saving internal and external LED feature lighting, fully integrated professional alarm system combining intruder, fire and CO2 alert with keypad at both front and utility doors, wired for CCTV, brushed stainless steel ironmongery and electric fittings throughout, high security powder coated aluminium doors and windows by SMART Systems with the remainder of a 10 year guarantee (all doors are keyed alike).

Externally, Avon Barn is approached via double opening Iroko timber five-bar gates giving access to a large driveway set in paviour and stone finishings. Access to the double garage is via twin insulated sectional doors (one automated). The gardens are fully landscaped with raised borders and lawn.

SERVICES: Mains water, electricity and gas, private drainage

LOCAL AUTHORITY: Salisbury District Council

TENURE: Freehold



GROUND FLOOR



1ST FLOOR

**Kitchen**

5.41m (17'9) x 4.42m (14'6)

Utility Room

2.57m (8'5) x 1.96m (6'5)

Snug

2.72m (8'11) x 2.06m (6'9)

Master Bedroom

5.46m (17'11) x 4.34m (14'3)

En Suite

2.69m (8'10) x 2.03m (6'8)

Bedroom 2

3.84m (12'7) x 3.53m (11'7)

En Suite

2.41m (7'11) x 1.45m (4'9)

Bedroom 3

3.89m (12'9) x 3.35m (11')

Bedroom 4

4.11m (13'6) x 3.51m (11'6)

Bathroom

2.67m (8'9) x 2.03m (6'8)

Garage

5.56m (18'3) x 5.41m (17'9)

Room over Garage

5.21m (17'1) x 3.1m (10'2)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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