



9 The Steadings, Ford, Salisbury, Wiltshire

Jordan &
Mason

9 The Steadings, Ford, Salisbury, Wiltshire, SP4 6BH

An exceptional and deceptively spacious five bedroom detached family house which is situated in a convenient edge of city village and within a pleasant cul-de-sac setting. Internal viewing is recommended. Newly redecorated and carpeted.



DISTANCES (ALL BEING APPROXIMATE)

SALISBURY 2 MILES (MAIN LINE STATION TO

LONDON WATERLOO APPROX 80 MINS)

WINCHESTER 30 MILES

BATH 40 MILES

NEW FOREST 10 MILES

SOUTH COAST 30 MILES

ACCOMMODATION & FEATURES

- Spacious entrance hallway with turned staircase
- Downstairs W.C.
- Sitting room with feature fireplace
- Dining room with bay window
- Family kitchen/breakfast room
- Family room/study
- Integral garage with sink unit
- Five generous bedrooms
- En-suite facilities to master bedroom
- En-suite facilities to guest bedroom
- Family bathroom
- Gas central heating
- Built in wardrobes to bedroom 1 and 2.



The Property

The property comprises a very substantial yet deceptive five-bedroom detached family house which offers particularly generous bedroom accommodation over two floors. The attic room itself makes for a generous master suite with a light and airy atmosphere and en-suite facilities. In addition to this, on the first floor, there are four further generous bedrooms and an additional en-suite to the guest bedroom. Each room enjoys ample space for storage and the original master bedroom benefits from built-in wardrobes. The ground floor also has a light and airy atmosphere with a generous family kitchen/breakfast room that is L-shaped and provides a separate study or family area. A generous sitting room with feature fireplace has glass doors that open into a bay fronted dining room which again is well suited to family dining. Owing to the property's style and formation, it is deceptive from the front elevation and prospective purchasers should, where possible take the opportunity to visit inside and understand the extent and layout of the accommodation offered. The property also benefits from the modern conveniences of PVCu double glazing, gas central heating, integral garage, ample parking and a pleasant and private rear garden with patio which has a mature and established feel.



The Location

The property is situated within a pleasant and well-presented cul-de-sac position in this desirable and edge of city village. The village is well situated for good access to Salisbury city centre in around five minutes, nearby Laverstock, Old Sarum and heading northerly towards the A303 for Andover and road links to Basingstoke and London. The village itself has a number of footpaths giving good access for the outdoor enthusiast which would be well-suited to dog walking, jogging or cycling. The Harvester public house can be found in the nearby Old Sarum and there is easy access to Bishopdown Farm with shop, Gymnasium and park and ride to Salisbury City Centre.



To the front of the property there is a tarmacadam driveway which provides side by side off-road parking for two vehicles and a paved footpath continues to a slightly recessed front door. This pathway is flanked by an area of lawn. At the rear of the property there is a paved patio which is well-suited to family dining and this area offers a superb privacy and its borders are punctuated with established hedgerow. The garden is enclosed on its side boundaries by close board timber fencing and capped block walling on the rear boundary. The garden has an established feel and enjoys areas of lawn, timber shed and side access. On the opposite side there is a lean-to storage facility suitable for bicycles or barbecues etc.



SERVICES

Mains Water, drainage, electricity, and gas are connected.

All services have not been checked or verified and any intending purchaser must complete their own checks prior to submitting an offer.

FIXTURES AND FITTINGS

Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

VIEWINGS

By appointment only with Jordan & Mason
Salisbury Office 01722 441 999

TENURE

Freehold



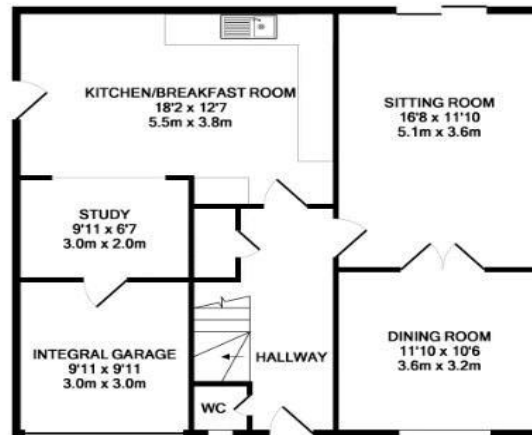


Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

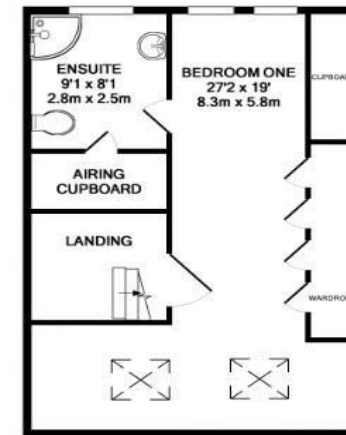
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DIRECTIONS

Leave Salisbury along the A345 Castle Road and continue in a northerly direction passing Victoria Park. Continue straight over two mini-roundabouts along the same road and, having passed The Harvester public house on the crest of the hill, indicate and turn right. After 50 yards turn almost immediately left again and follow this hedge lined road for about a mile. Having entered the centre of the village, The Steadings can be found on the left hand side and the property is then numbered accordingly.

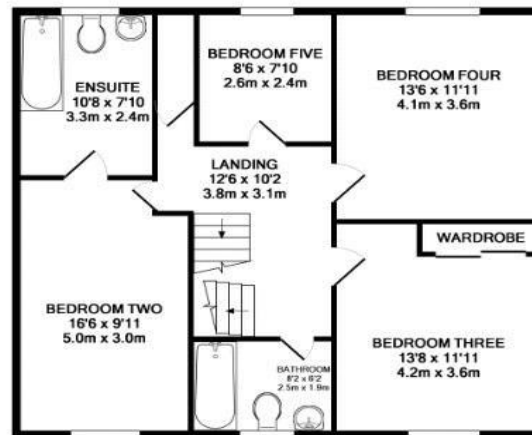


GROUND FLOOR



2ND FLOOR

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Salisbury

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