



3 Kiln Close, Whaddon, Salisbury, Wiltshire

Jordan &
Mason

3 Kiln Close, Whaddon, Salisbury, Wiltshire, SP5 3HE

An impressive and substantial four bedroom detached family house situated within this desirable village setting and occupying a beautifully stocked and mature garden plot. Viewing is essential.



DISTANCES (ALL BEING APPROXIMATE)

SALISBURY 3 MILES (MAIN LINE STATION TO

LONDON WATERLOO APPROX 80 MINS)

WINCHESTER 37 MILES

SOUTHAMPTON 22 MILES

NEW FOREST 5 MILES

SOUTH COAST 23 MILES

ACCOMMODATION & FEATURES

- Substantial four-bedroom detached house
- Spacious sitting room with dual aspect
- Separate dining room
- Entrance reception
- Kitchen/breakfast room
- Utility room
- Double garage
- Ensuite facilities
- Generous garden plot
- Sought-after village setting
- Viewing is essential



The Property

The property is a particularly spacious and well arranged four-bedroom detached house which is situated within a superb and generous garden plot within this popular village setting. The house forms part of just five executive homes which were built in the late 1980s to a high specification and to include generous garden plots. As you enter the property there is a generous entrance reception which leads to a large sitting room, separate dining room, kitchen/ breakfast room and the first floor landing. There is also a separate utility room and a covered access way which extends to the double garage. This has potential for further extension/conversion subject to any of the necessary planning building regulation approval. The first floor enjoys four generous bedrooms with the principal bedroom boasting an ensuite shower room. The property features the usual modern features of its age and these include gas central heating and PVCu double glazing. A key feature of this prominent property is the beautifully stocked gardens which will have a considerable appeal for those with a horticultural interest. The gardens are extensive to both front and rear and extend to the side. There is an octagonal shaped greenhouse in situ and a quality summerhouse.



Entrance Reception 21' 0" x 12' 2" (6.41m x 3.70m)

Sitting Room 21' 9" x 12' 10" (6.64m x 3.91m)

Dining Room 12' 10" x 11' 11" (3.92m x 3.62m)

Kitchen/Breakfast Room 17' 7" x 12' 10" (5.36m x 3.91m)

Utility Room 12' 2" x 8' 5" (3.72m x 2.57m)

Double Garage 20' 4" x 17' 9" (6.21m x 5.41m)

Master bedroom 18' 6" x 12' 10" (5.64m x 3.91m)

Bedroom Two 15' 5" x 12' 10" (4.70m x 3.91m)

Bedroom Three 12' 11" x 11' 11" (3.93m x 3.63m)

Bedroom Four 12' 3" x 8' 6" (3.73m x 2.59m)

Main Bathroom 8' 0" x 6' 11" (2.45m x 2.11m)

Ensuite Shower Room 8' 0" x 6' 9" (2.44m x 2.05m)



Outside

The gardens of this property are of particular note and it is clear that the owners have invested significantly over the years in its design and creation. There are beautiful flower and shrub borders and these punctuate generous areas of lawn.



There is a paved patio at the rear of the property and the side there is an attractive archway, octagonal greenhouse and this gives way to the side which was once a established vegetable patch. The front gardens are finished in much the same theme and there is an array of colour and strategic planting and a timber fence punctuating the front boundary.

Towards the front and side of the property there is a generous double width driveway providing ample off-road parking and a pathway to the covered front door. This driveway leads to the double garage.



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.

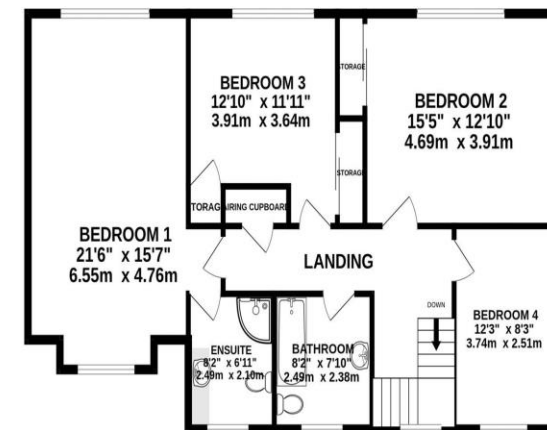
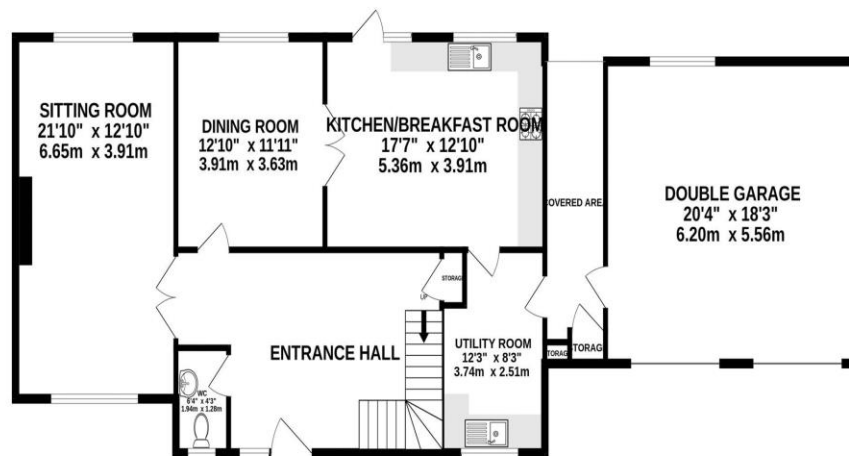
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GROUND FLOOR
1474 sq.ft. (137.0 sq.m.) approx.

1ST FLOOR
1007 sq.ft. (93.5 sq.m.) approx.

DIRECTIONS

Leave Salisbury on the A36 Southampton Road and after passing over the Tesco roundabout turn right as signposted Alderbury. Proceed through the village of Alderbury, continuing into Whaddon. as you near towards the end of the village, continue past in the village shop and turn left as signposted West Grimstead. After only 50 yards, turn left into Kiln Close and the property is the third along upon the left-hand side. Outside The gardens of this property are of particular note and it is clear that the owners have invested significantly over the years in its design and creation. There are beautiful flower and



TOTAL FLOOR AREA : 2481 sq.ft. (230.5 sq.m.) approx.

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Salisbury

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