



Piran, Main Road, Winterbourne Dauntsey, Salisbury

Jordan & Mason

Piran, Main Road, Winterbourne Dauntsey, Salisbury, Wiltshire, SP4 6EW

A substantial four bedroom detached family house benefiting from a generous garden plot and being situated in this sought after Bourne Valley village



ACCOMMODATION & FEATURES

- Substantial and individual family home
- Sought-after village setting
- Four bedrooms
- Sitting room with log burning stove
- Separate dining room
- Kitchen/breakfast room
- Single garage with additional storage
- Downstairs W.C. shower room
- Main bathroom
- Ample off-road parking
- Generous front and rear gardens
- Viewing is essential



The Property

Piran comprises a substantial four bedroom detached family house which offers light and airy accommodation throughout. The ground floor includes a generous entrance hallway with doors which extend to a pleasant sitting room with dual aspect and log burning stove. The patio doors extend onto the patio and give a pleasant aspect over the generous rear garden.

On the opposite side there is a well-appointed family room which was originally the dining room but with a later extension the kitchen has a kitchen and dining area which are open plan. There is a ground floor shower room and W.C. Upstairs there are four well appointed bedrooms with one family bathroom. Externally the gardens have been well kept and a generous paved patio is well suited to family living.

To the side of the property there is ample off road parking and this in turn leads to a single garage. The rear section of garage has been converted to create a study/home office or this could work well as a gymnasium or general ancillary room.

The outlook from the property from both front and rear offer a good character with a number of period properties around giving a sense of the established nature of this village. The property has gas central heating and benefits from PVCu double glazing.



Outside

The property has a capped brick wall with pillars giving access through the centre into a generous tarmac driveway which is flanked by additional areas of gravel and continues along the side of the property to the single garage. This discreet area gives a suitable storage for wheelie bins and access to a garage with up and over door. Side access continues on the opposite side to a large paved patio accessed from the rear. There are extensive areas of lawn established trees and the garden has a sunny aspect and pleasant outlook. Side access to the rear of the garage gives way to a useful conversion as already mentioned.



The Location

Winterbourne Dauntsey forms a ribbon of villages that sit alongside the River Bourne which leads to Salisbury in the south and meanders to its source in the North. Winterbourne Dauntsey is a highly desirable and convenient village with a thriving sense of community underpinned by a beautiful church at its centre and respected primary school and public house. Public transport leads to the cathedral city of Salisbury only a short distance away and the village has numerous walks and paths for those with an outdoor interest such as dog walking.



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



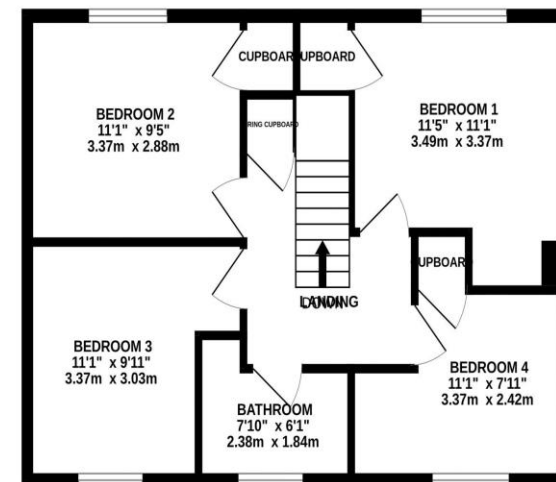
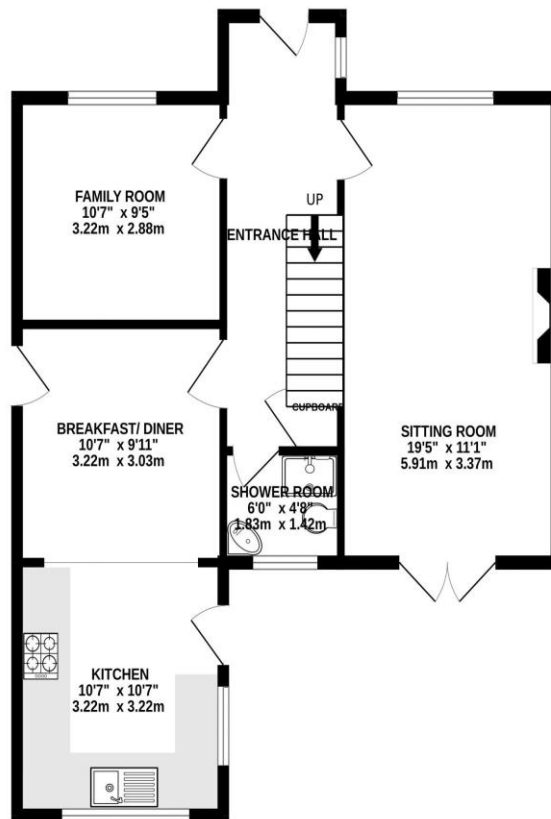


Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; 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 city centre on the A30 London Road and continue passing the Marks & Spencer's petrol station. Continue over to successive roundabouts and having continued beneath the railway bridge at the next roundabout take the first exit left. Follow this road for around 2 miles as it leads to the Winterbourne's. Continue to the village centre and the property can be found upon the left hand side just before Gaters Lane (and the old post office)



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.

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Salisbury

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