



Oakfield, Clarendon Road, Alderbury, Salisbury

Jordan &  
Mason

Oakfield, Clarendon Road, Alderbury, Salisbury, Wiltshire, SP5 3AT

A substantial and versatile five bedroom detached village home situated within a mature and generous garden plot on the edge of this popular and well served village location.



**DISTANCES (ALL BEING APPROXIMATE)**

SALISBURY 4 MILES (MAIN LINE STATION TO

LONDON WATERLOO APPROX 80 MINS)

ROMSEY 12 MILES

SOUTHAMPTON 23 MILES

NEW FOREST 8 MILES

SOUTH COAST 30 MILES

**ACCOMMODATION & FEATURES**

- Exceptional five bedroom detached house
- Generous gardens
- Sought-after village setting
- Impressive sitting room
- Separate family room
- Dining room
- Kitchen
- Study
- Five bedrooms
- Ensuite facility to master and guest bedrooms



## The Property

The property comprises a substantial and largely extended five bedroom detached house which has generous and versatile living accommodation throughout. An inviting entrance porch and reception lead to a large study, dual aspect family room, modern fitted kitchen which in turn extends to a separate dining room. Towards the rear there is a impressive sitting room with a delightful aspect over the mature and sizeable gardens. The property has a bright and airy atmosphere throughout the accommodation and this extends into the first floor living accommodation. A generous living room and separate study area complements the five bedrooms with the master and guest bedroom both benefiting from ensuite facilities. This property enjoys a generous garden plot and is accessible to local amenities and further afield to Romsey, Southampton and northerly towards the cathedral city of Salisbury. Viewing is recommended.

## The Location

The property is situated within the favoured village of Alderbury, located on the southeastern side of the cathedral city of Salisbury. Alderbury, along with its adjoining neighboring village of Whaddon, supports a thriving community spirit with an excellent general store, public house, public transport, village hall, bowls club, football club, primary and preschool facilities, various children's parks, and a post office. The village is well suited for those commuting into Salisbury or heading south towards Southampton, Whiteparish, and Romsey. Additionally, the village offers numerous walks and footpaths that are ideal for bike rides, walking, or running.



**Entrance Hall** 15' 7" x 10' 1" (4.76m x 3.07m)

**Sitting Room** 15' 7" x 12' 10" (4.76m x 3.92m)

**Kitchen** 19' 4" x 9' 1" (5.89m x 2.78m)

**Breakfast Room** 12' 10" x 8' 9" (3.92m x 2.66m)

**Study** 16' 5" x 8' 11" (5.00m x 2.73m)

**Dining Room** 14' 8" x 10' 1" (4.48m x 3.07m)

**Laundry** 14' 8" x 9' 10" (4.48m x 2.99m)

**Sitting Room** 19' 5" x 19' 1" (5.93m x 5.82m)

**W.C** 6' 7" x 5' 11" (2.00m x 1.81m)

**Bedroom** 12' 10" x 12' 10" (3.92m x 3.91m)

**Bedroom** 12' 10" x 7' 1" (3.91m x 2.17m)

**Bedroom** 11' 1" x 9' 4" (3.37m x 2.85m)

**Bathroom** 6' 6" x 6' 0" (1.97m x 1.82m)

**Study** 10' 6" x 8' 10" (3.21m x 2.70m)

**Bedroom** 19' 1" x 10' 8" (5.81m x 3.25m)

**En-suite** 9' 10" x 5' 1" (3.00m x 1.56m)

### Outside

To the front of the property, there is a large open lawn with a long gravel driveway providing ample off-road parking for several vehicles and a further parking bay to the front of the property. The gardens are bordered by a mixture of hedging and wood panel fencing. To the rear



of the property, the extensive gardens are mainly laid to lawn with an area of natural woodland at the far end. The gardens are bordered with mature established trees, offering a serene and private outdoor space.



## 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





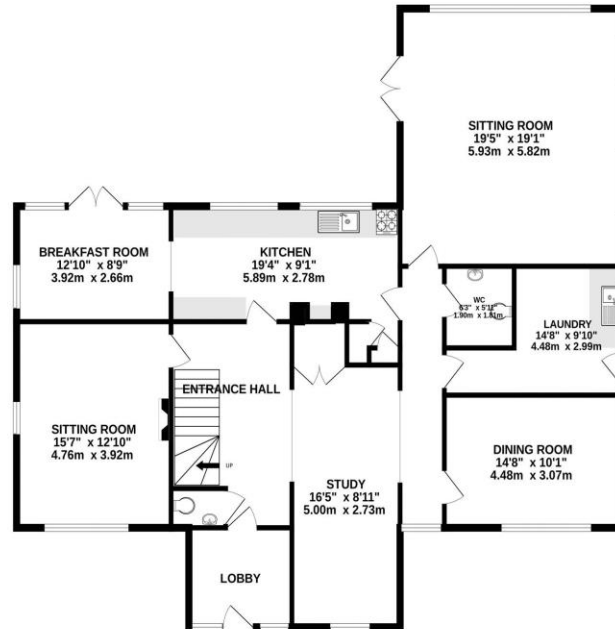
**Important Notice:** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; 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.

Oakfield, Clarendon Road,  
Alderbury, Salisbury,  
Wiltshire, SP5 3AT

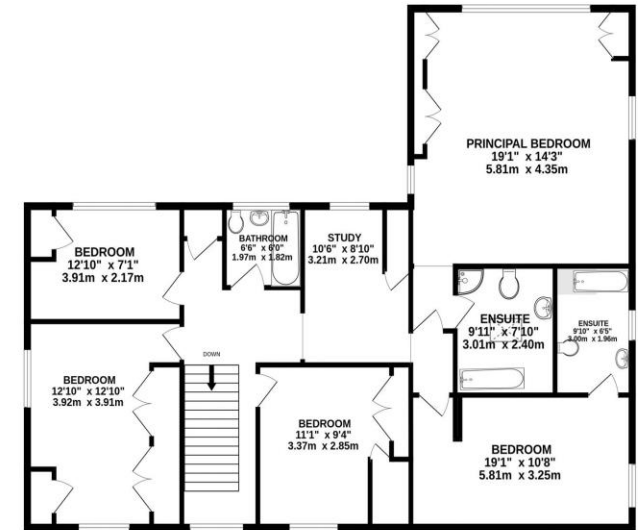
### DIRECTIONS

From Salisbury, follow the A36 Southampton Road. After passing over the Tesco roundabout, continue to the dual carriageway, then turn right (across the carriageway) as signposted for Alderbury. Proceed into the village passing the Green Dragon public house. Turn left into Clarendon Road And continue towards the bottom of the hill. There is a narrow slip road on the right-hand side and the property can be found off of this road on the right-hand side

GROUND FLOOR  
1634 sq.ft. (151.8 sq.m.) approx.



1ST FLOOR  
1507 sq.ft. (140.0 sq.m.) approx.



TOTAL FLOOR AREA : 3142 sq.ft. (291.9 sq.m.) approx.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		

Salisbury

01722 441 999

4 St Thomas' Square, Salisbury, Wiltshire SP1 1BA

info@jordanshomes.co.uk

Multi-award-winning Salisbury estate,  
land, managing and letting agents



Jordan & Mason