



1 Greens Meade, Woodfalls, Salisbury, Wiltshire, SP5 2NL

Jordan &
Mason

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£440,000 Freehold

Brief Property Description

A modern detached, house, built we believe in 1984 of brick elevations beneath a tile roof, this delightfully presented property has well-proportioned family accommodation which includes an entrance porch leading to the entrance hall with cloakroom off. There are two separate reception rooms and a generous kitchen, all on the ground floor. Upstairs, off the landing there are three comfortable bedrooms and a modern bathroom. Windows are double glazed and gas fired central heating is installed. We believe there is ample scope to extend the house, subject to Planning consent. We recommend an early viewing to appreciate this lovely house.

The Location and nearby Facilities

This lovely house is situated at the beginning of a particularly sought after residential cul-de-sac in Woodfalls, to the south-east of Salisbury and close to the edge of the historic New Forest National Park. The village has a strong community along with an excellent village store, Primary school, pub and community centre with sports field. The nearby village of Downton has an unusually wider range of amenities which include schools at Primary and Secondary level, a selection of shops, churches, pubs and a cafe. A range of sports facilities includes football club, tennis and bowls clubs and an indoor leisure centre. There are buses to and from Salisbury and there are main road links to the Larger south coast centres of Southampton and Bournemouth.



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Kitchen 13' 10" x 8' 9" (4.22m x 2.67m)

Sitting Room 16' 2" x 11' 5" (4.94m x 3.47m)

Dining Room 10' 7" x 8' 6" (3.23m x 2.60m)

Bedroom 13' 9" x 11' 7" (4.19m x 3.53m)

Bedroom 10' 2" x 8' 5" (3.11m x 2.57m)

Bedroom 10' 11" x 7' 3" (3.33m x 2.20m)

Bathroom 9' 1" x 5' 5" (2.76m x 1.66m)



Postcode;
SP5 2NL

Directional note:

Leave Salisbury on the A338 Downton Road heading to the village. Upon reaching the main road traffic lights adjacent to the Bull Hotel turn left into The Borough. Follow the road through the village, leaving via Lode Hill and pass Ashleigh Grange care home on your right. Continue toward Woodfalls passing along The Ridge and take the right-hand turn into Vale Road. Proceed for about 150 yards and turn right into Greens Mead. This property is a short distance along on the left as indicated by the agent's For Sale Sign.

Council Tax Band: D

Property reference:
00003614

Viewings:

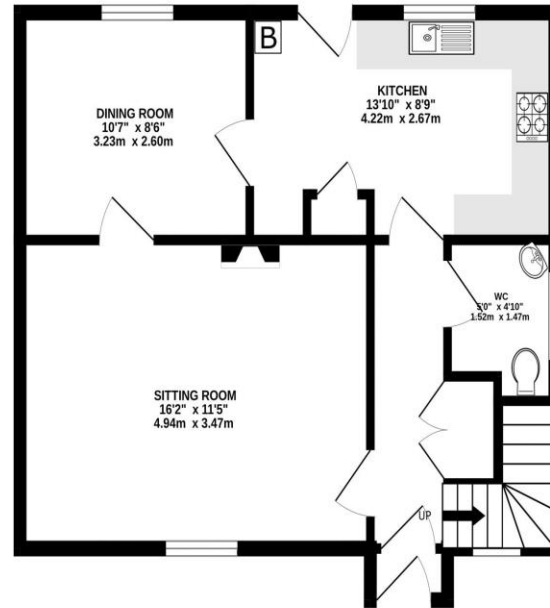
By Appointment only with Jordan & Mason 01722 441 999

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4 St Thomas' Square
Salisbury
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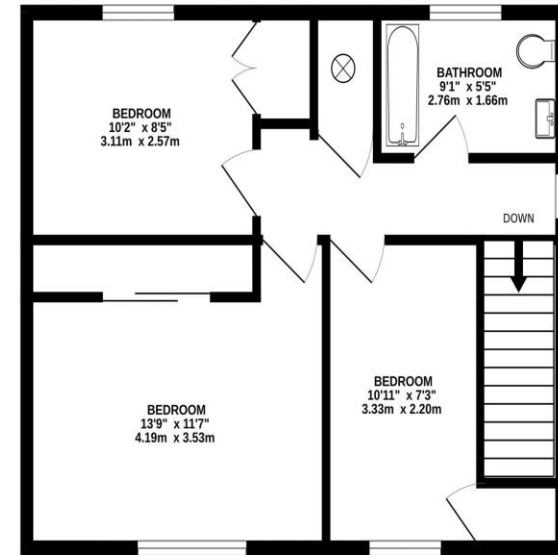
Here to help....

Local agent: Kyla Scougall
01722 441 999
ks@jordanshomes.co.uk

GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
495 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 sq.m.) approx.
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Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number **08708615**. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)

