



**Orchard House, Cold Harbour, Amesbury, Salisbury, Wiltshire,  
SP4 7AH**

**Jordan &  
Mason**

Orchard House, Cold Harbour, Amesbury, Salisbury, Wiltshire, SP4 7AH

£450,000 Freehold

### Brief Property Description

A well-appointed home, within easy walking distance of Amesbury town centre, offering spacious accommodation arranged over two floors. The ground floor comprises a welcoming and generous entrance hall with feature double doors opening into a spacious dual-aspect sitting room. Of particular note is the feature brick fireplace with a wood-burning stove. Off to the side of this room is a suitable area for a dining table, with double doors opening to the rear garden, making this room truly the hub of the home. Just off the hallway is the kitchen, which has a wooden breakfast bar and a door giving access to the side passageway. From the hallway, the integral garage can be accessed, along with a useful downstairs W.C. that houses the washing machine. The first floor is home to three double bedrooms, with the principal bedroom featuring an en-suite shower room and a good-sized walk-in cupboard, while a modern family bathroom serves bedrooms two and three.

### The Location and nearby Facilities

The property is situated in a highly desirable residential location close to Amesbury town centre. Amesbury has a thriving community spirit with numerous amenities including shops, cafes, public houses, public transport and convenient access to the A303. The cathedral city of Salisbury is approximately 8 miles to the south of the town and this has a further range of facilities including a mainline rail link to London Waterloo.



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**Sitting Room** 22' 8" x 15' 9" (6.90m x 4.81m)

**Dining area** 10' 10" x 9' 9" (3.29m x 2.97m)

**Kitchen** 14' 7" x 9' 9" (4.44m x 2.97m)

**Principal Bedroom** 12' 3" x 12' 0" (3.74m x 3.66m)

**En-suite** 9' 0" x 6' 7" (2.74m x 2.01m)

**Bedroom 2** 10' 11" x 6' 8" (3.34m x 2.03m)

**Bedroom 3** 10' 11" x 9' 6" (3.34m x 2.89m)

**Family Bathroom** 9' 9" x 10' 9" (2.98m x 3.28m)



**Postcode;**  
SP4 7AH

**Directional note:**

Leave Salisbury on the A345 Castle Road and head towards Amesbury. After passing Boscombe Down airfield on the right, head down the hill and at the roundabout, bear left and follow the road. On reaching the edge of the town, continue towards the centre, passing the fire station on the left. Cross over the Aldi mini-roundabout, then bear right and right again at the next pair of mini-roundabouts. Turn immediately left into Cold Harbour and proceed along the road. The property will be found on the right, as indicated by the Jordan and Mason For Sale board.

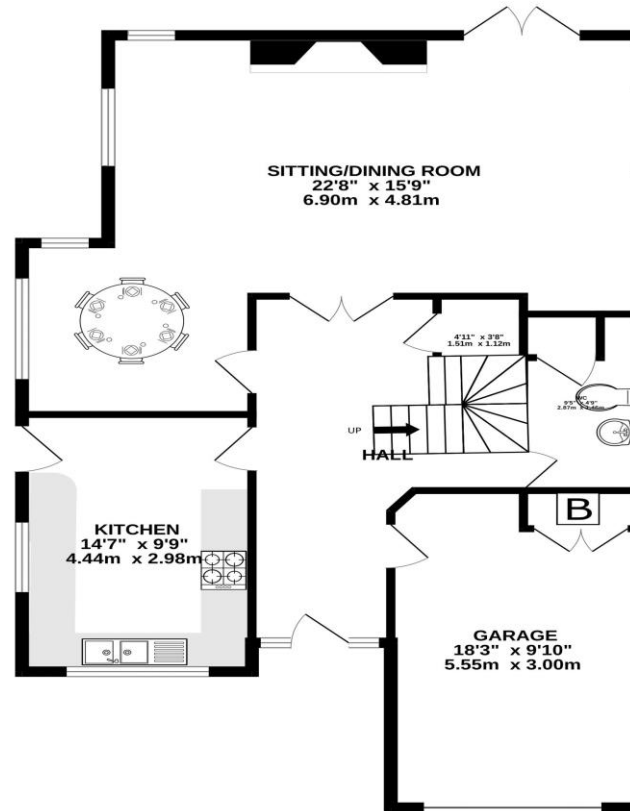
**Council Tax Band:** E

**Property reference:**  
00002520

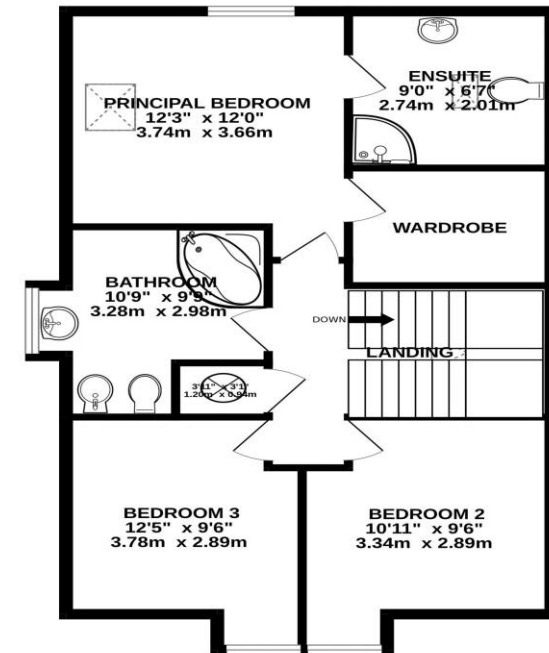
**Viewings:**

By Appointment only with Jordan & Mason 01722 441 999

GROUND FLOOR  
967 sq.ft. (89.8 sq.m.) approx.



1ST FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



ORCHARD HOUSE, COLD HARBOUR, AMESBURY  
TOTAL FLOOR AREA : 1695 sq.ft. (157.5 sq.m.) approx.  
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**Here to help....**

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**Jordan & Mason**

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)