



16 Old Granary Lane , Amesbury, Amesbury, Wiltshire

Jordan &
Mason

16 Old Granary Lane , Amesbury , Amesbury , Wiltshire, SP4 7RY

A conveniently situated and substantial four bedroom detached executive style home located on the fringe of Amesbury town centre. No Chain.



DISTANCES (ALL BEING APPROXIMATE)

SALISBURY 8 MILES (MAIN LINE STATION TO

LONDON WATERLOO APPROX 80 MINS)

WINCHESTER 41 MILES

A303 – 0.9 MILES

NEW FOREST 22 MILES

SOUTH COAST 40 MILES

ACCOMMODATION & FEATURES

- Impressive four-bedroom detached house
- Sitting room
- Open plan kitchen/breakfast room
- Dining room
- Utility room
- Double garage
- Generous gardens
- Ensuite facilities and dressing room to master bed
- Must be viewed



The Property

The property is situated within this attractive and sought-after cul-de-sac position which is within level walking distance of Amesbury town centre and the facilities the town provides. The accommodation of this well appointed property includes an entrance hallway, spacious sitting room with dual aspect, downstairs WC, open plan kitchen/breakfast room with separate dining area, utility room, double garage. On the first floor there are four well proportioned bedrooms with the master bedroom benefiting from an ensuite shower room and separate dressing room. The property has gas central heating, double glazing and is well suited to family living.

The Location

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.



Entrance Hallway 7' 3" x 6' 11" (2.22m x 2.10m)

Sitting Room 18' 1" x 11' 9" (5.50m x 3.585m)

Downstairs W.C.

Kitchen/Breakfast Room 12' 8" x 11' 10" (3.85m x 3.60m)

Dining Room 10' 11" x 9' 10" (3.32m x 2.99m)

Utility room 15' 1" x 4' 8" (4.61m x 1.43m)

Double Garage 18' 6" x 16' 8" (5.65m x 5.09m)

Master bedroom 15' 7" x 11' 3" (4.74m x 3.42m)

Ensuite shower room 8' 5" x 6' 1" (2.57m x 1.86m)

Dressing room 11' 2" x 10' 1" (3.41m x 3.08m)

Bedroom Two 11' 10" x 9' 9" (3.61m x 2.96m)

Bedroom Three 12' 11" x 8' 6" (3.94m x 2.59m)

Bedroom Four 9' 3" x 9' 2" (2.82m x 2.79m)

Bathroom 7' 10" x 6' 2" (2.39m x 1.87m)



Outside

Externally there are generous and mature gardens and the immediate rear of the property there is a paved patio and separate barbecuing area. There is off-road parking for two vehicles side-by-side and this leads to a 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





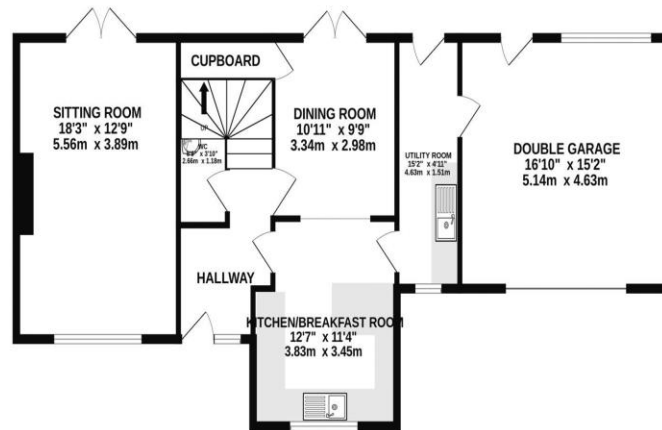
Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey;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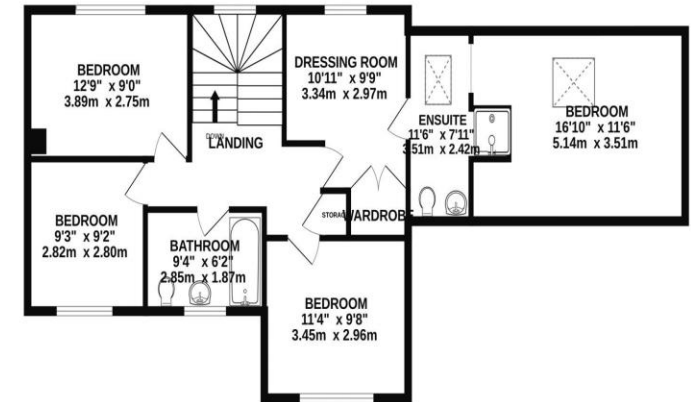
DIRECTIONS

Leave Amesbury town centre in the direction of Salisbury and having negotiated the mini roundabout continue passing the town's fire station on the right-hand side and after a short distance turn right into Granary Lane. Follow the road as it bears around to the right and into the cul-de-sac and the property will be numbered accordingly.

GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR
855 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 1787 sq.ft. (166.0 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Salisbury

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Multi-award-winning Salisbury estate,
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