



FAIRVIEW, SALISBURY ROAD, SHREWTON, SALISBURY SP3 4EQ

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BAXTERS
PROPERTY & LAND AGENTS



FAIRVIEW, SALISBURY ROAD, SHREWTON, SALISBURY SP3 4EQ
PRICE GUIDE: £675,000

Located within the hugely popular Wiltshire village of Shrewton is Fairview, an eye catching 4 bedroom characterful cottage of excellent proportions containing a wealth of gloriously quirky features. With obvious kerb appeal and a wonderful mature garden, Fairview is a “must view” for those in search of a characterful family home.

We believe that the original portion of the property dates back to the early 17th century with a later 19th century addition which is the main, front, elevation. Demonstrating obvious sensitivity to the period and charm of their home, the present owners have maintained Fairview to an extremely high standard which will be evident to all who view this fine village residence.



Fully double glazed and centrally heated, the accommodation is light and airy with a welcoming reception hall, two comfortable reception rooms and an exceptional well equipped kitchen/breakfast room. In addition, the ground floor offers a large utility room and cloakroom. From the reception hall a staircase gives access to a large converted basement with natural light and two separate rooms; an office and, presently, a further reception/tv room.

The first floor is split levelled; the main suite is located on the lower level with a generous bedroom, en suite bathroom and a deep closet. The upper level has a lovely light galleried landing with access to two further double bedrooms, a large single bedroom and an en trend family bathroom.

Complementing Fairview is a lovely mature partly walled south facing garden which has two large patio areas and an expanse of lawn bordered and interspersed by shrubs, trees and flower beds. There is also a very useful detached outbuilding which would make a fine garden studio or office and a detached double garage block with power, light, eaves storage and inspection pit. There is also parking for several vehicles.

LOCATION: Shrewton offers a range of facilities including a general store, garage, schooling, public houses and a doctor's surgery. The famous cathedral city of Salisbury, to the south, has an excellent range of shops, sports and social amenities including a thriving theatre and arts centre and there are many excellent schools in the private and state sector in the region. Salisbury has a mainline rail station serving London's Waterloo and the West Country. A mainline rail service also operates to London from Pewsey and nearby Grateley. In addition there are good road links to the A303 and the M3.



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Approximate Gross Internal Area :- 141 sq m / 1521 sq ft

Basement Approximate Gross Internal Area :- 29 sq m / 245 sq ft

Outbuildings Approximate Gross Internal Area :- 47 sq m / 503 sq ft



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D : £2,207.56 for year 2024/2025 . Water and Electricity Connected . Mains Drainage. LPG Heating . Fully double glazed.

DIRECTIONS: From the cathedral city of Salisbury proceed along A360 Devizes Road for approximately 8 miles to the Longbarrow roundabout (the junction with the A303), continue across still following the A360 and Proceed to the next roundabout with Stonehenge Visitor Centre on your right hand side. Take the first exit left still following the A360 and continue towards Shrewton. Upon entering the village Rollestone Manor will be on the left hand side, continue along and up over the brow of the hill and take the sharp turn left onto Salisbury Road. Follow the road and Fairview can be found on the right hand side , clearly identified y the BAXTERS For Sale Board

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10727.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
	B (81-91)		
	C (69-80)		
	D (55-68)		56
	E (39-54)		
	F (21-38)		
	G (1-20)	25	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

