



**5 BROOK CLOSE, WINTERBOURNE STOKE, SALISBURY SP3 4SR**

**01722 238711**

**BAXTERS**  
PROPERTY & LAND AGENTS



**5 BROOK CLOSE, WINTERBOURNE STOKE, SALISBURY SP3 4SR**  
**PRICE GUIDE: £499,000**

Located in the Wiltshire village of Winterbourne Stoke is 5 Brook Close, a modern detached 5 bedroom property of generous proportions forming part of a small cul-de-sac of only 6 dwellings.

Offered for sale in extremely good order, this spacious family home is light and airy, centrally heated via an oil fired boiler to radiators and double glazed. The accommodation is arranged over three floors and comprises of a welcoming reception hall, cloakroom, well equipped kitchen/dining room, utility room, double aspect sitting room with French doors and a contemporary feature fireplace with living flame fire.

There is an impressive first floor galleried landing off which is the guest/second bedroom and en suite, two further double bedrooms, bedroom 5/study and family bathroom. The second floor is utilised entirely as the principal bedroom with excellent storage and an impressive en suite including both a free standing bath and walk in shower.

To the front of the property is a small open plan garden. To the side is an excellent double width drive with parking and access to a large barn style garage and car port with excellent storage, power and light. Gated access off the drive leads to a fully enclosed rear garden with stone path and patio, lawn, shrubs and flower beds.

**LOCATION:** The property is located in the village of Winterbourne Stoke between Amesbury, with a range of local facilities, and the cathedral city of Salisbury, with a more extensive range of shopping, social and educational amenities. The village has a public house and a garage and is well placed for swift access to London and the West Country via the nearby A303.

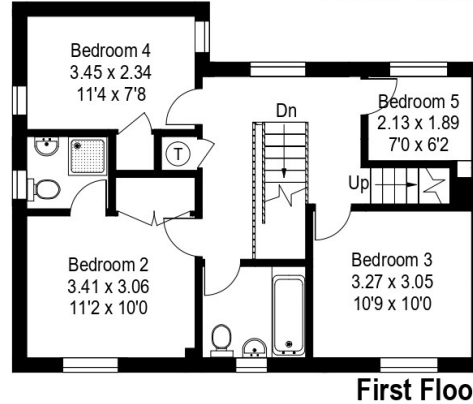
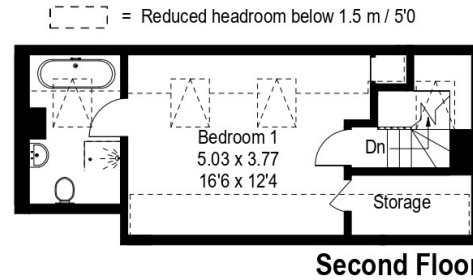
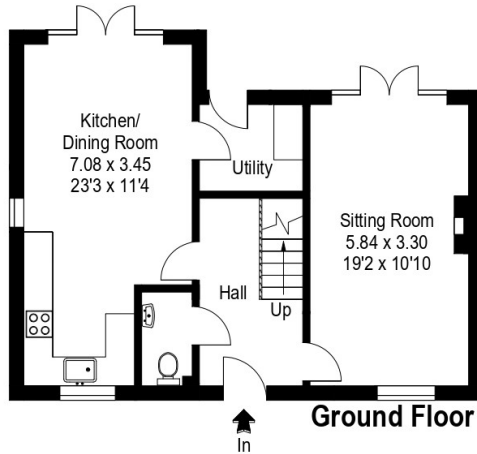
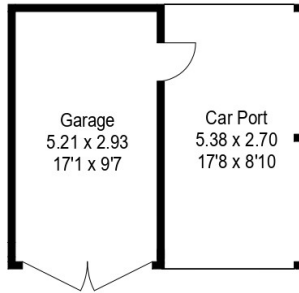
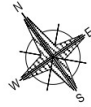
**DIRECTIONS:** From the cathedral city of Salisbury proceed in a northerly direction along the A345 (Castle Road). Continue for approximately 7 miles until reach the town of Amesbury, just north of Amesbury at the Countess roundabout turn left signposted A303 and Stonehenge. Pass Stonehenge on the right and proceed straight over Longbarrow roundabout and into Winterbourne Stoke, turn left into Church Street and first right into Brook Close, number 5 can be found on the right hand side.



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Approximate Gross Internal Area :- 150 sq m / 1616 sq ft

Garage Approximate Gross Internal Area :- 15 sq m / 164 sq ft



PRODUCED FOR BAXTERS 2024

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobe to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.



**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E - £2,776.43: for year 2024/25.

Mains Electricity, Water and Drainage. Oil Central Heating. Fully double glazed.

**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: 10726.

Energy Efficiency Rating		Current	Potential
<small>Vary energy efficient - lower running costs</small>			
(92+)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	70	
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>www.epcau.com</small>			