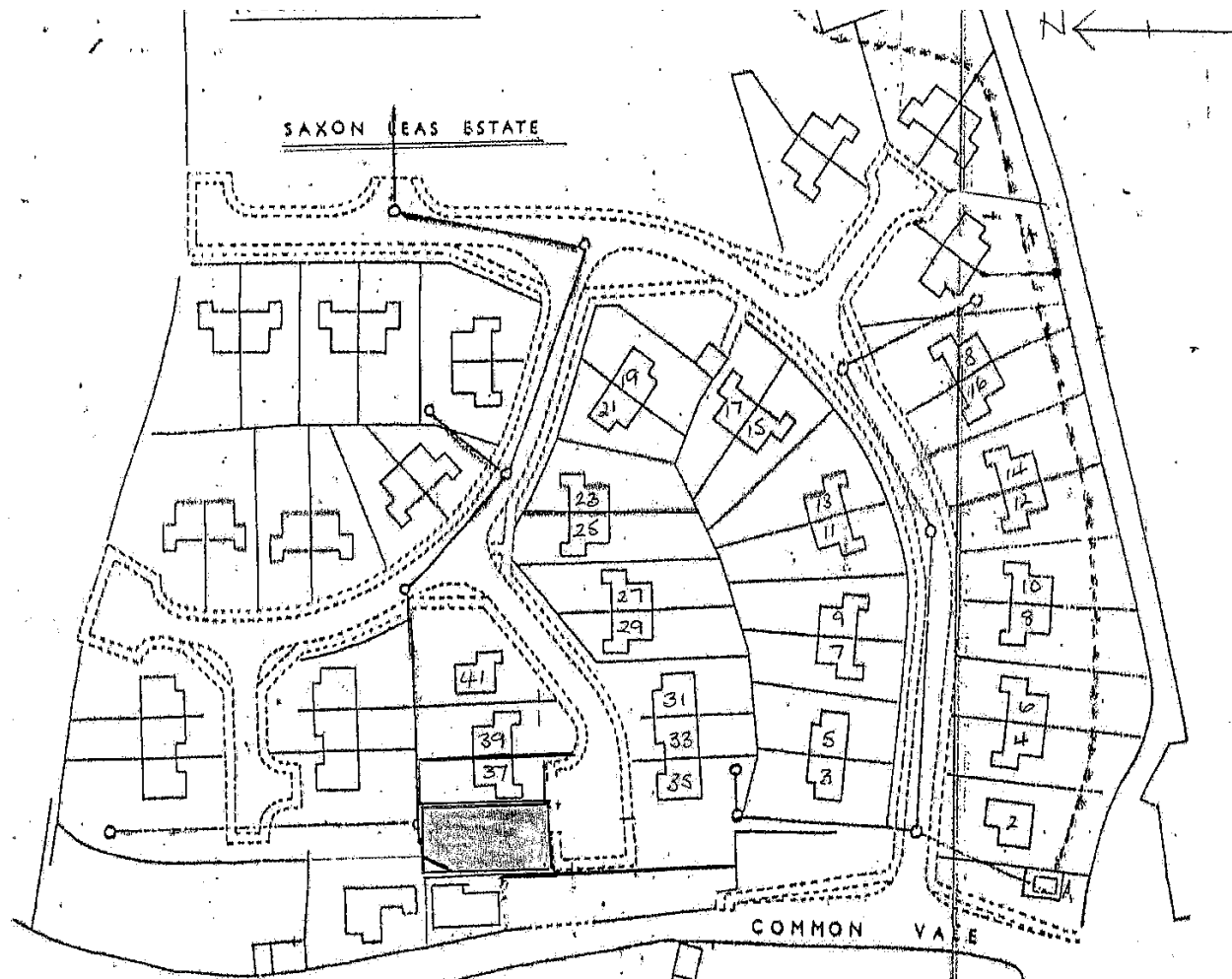




HOUSE ADJACENT TO 37, SAXON LEAS, WINTERSLOW, SALISBURY, SP5 1RN

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BAXTERS
PROPERTY & LAND AGENTS



**HOUSE ADJACENT TO 37 SAXON LEAS, WINTERSLOW, SALISBURY SP5 1RN
PRICE GUIDE: £295,000**

Here we have a rare opportunity to acquire a recently constructed shell for a detached chalet bungalow. The property has been completed to regulation standard with double glazed windows and doors in place and has been signed off by building control. Wiltshire Council Planning Application Reference Number 18/04441/FUL dated 2 July 2018.

The services require connecting to the property and the purchaser will be responsible for the payment of the Community Infrastructure Levy (CIL) which is understood to be in the order of £8,000.

The planned layout is for a reception hall, kitchen/dining room (there is already a flue fitted for a free standing log burner in this room), living room (an open fireplace and chimney are already in place), cloakroom and utility on the ground floor with a landing two double bedrooms and a bathroom on the first floor.

The successful purchaser will have the pleasure of finishing off the development to suit their own personal taste and style.

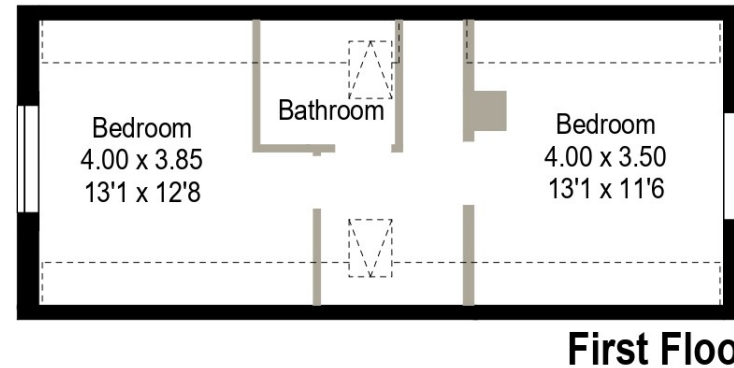
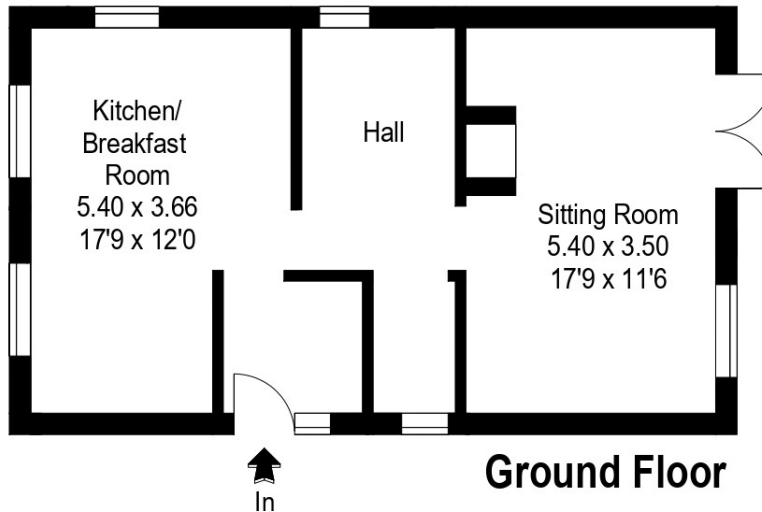
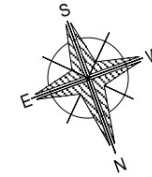
LOCATION: Winterslow, a sought after location to the north east of Salisbury, offers a range of facilities including a thriving village stores/post office, a popular country inn, a highly regarded primary school and pre-school group. Other amenities include a doctor's surgery, modern village hall and two recreation grounds and there are many walks in the surrounding Wiltshire countryside. The cathedral city of Salisbury offers a more comprehensive range of recreational amenities, shopping facilities including a market each Tuesday and Saturday and a wide range of schooling, both state and private including two grammar schools and a college of further education. Salisbury has a mainline railway station, also stopping at Grateley, serving London, Waterloo and the West Country. Although a rural environment, access to the M3 and M25 is easily obtained via the A303 to the north east and to Southampton via the A36/M27 to the south.



House adjacent to 37 Saxon Leas, Winterslow, SP5 1RN

Approximate Gross Internal Area :- 90 sq m / 971 sq ft

 = Reduced headroom below 1.5 m / 5'0



PRODUCED FOR BAXTERS 2024

This illustration is for identification purposes only.
Not drawn to scale, unless stated.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band : TBC. Mains Drainage, Water and Electricity to be connected by the purchaser. Fully double glazed.

DIRECTIONS: From the city of Salisbury proceed in a north easterly direction along the A30 London Road as though towards Andover. Continue to follow the road for approximately three miles and turn right, signposted Firsdown, just before the Hilltop Grill and Diner. Proceed into and through the village of Firsdown crossing straight over the crossroads, proceed up the hill towards Winterslow. Proceed over the brow of the hill taking the first turning left into The Plantation. Upon entering the village, proceed past the Lord Nelson Public House and local village shop (on the right hand side), continue to follow the road as it bears to the right. Continue for approximately half a mile passing the village hall on the right hand side and take the second turning on the left into Saxon Leas.

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: 10717.