



CHUZZLEWIT, SILVER STREET, ALDERBURY, SALISBURY SP5 3AN

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



CHUZZLEWIT, SILVER STREET, ALDERBURY, SP5 3AN
PRICE GUIDE: £330,000

Chuzzlewit is a handsome semi detached cottage which has only ever been within the ownership of one family and is now being offered for sale for the first time since its construction in the 1920s. The property is located within the popular village of Alderbury which lies about 5 miles to the south east of the cathedral city of Salisbury.

Available for immediate occupation, Chuzzlewit still offers huge potential for updating, renovation and extension (subject to obtaining the relevant consents) and has the benefit of a lovely large mature garden.

The accommodation is surprisingly spacious and comprises a large entrance hall with walk in cupboard, sitting room with fireplace, dining room with fireplace, kitchen, three generous bedrooms and a first floor family bathroom.

The cottage has already undergone an extensive programme of updating by the current owners including the installation of full double glazing in January 2018, the whole property was rewired (including the installation of smoke detectors) in January 2022 and all rainwater goods and fascia were replaced with uPVC in October 2020. Central heating is provided via a mains gas fired boiler (new boiler installed November 2021) to water filled radiators.

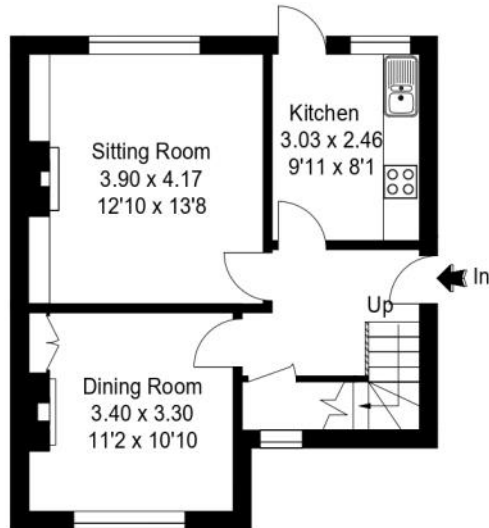
Chuzzlewit has the advantage of a large mature garden plot with excellent frontage on to the main village road and an existing vehicle access off Silver Street. The garden is well screened with a high degree of privacy, is mainly lawn with a number of established shrubs and trees. There are two open stores/car ports and a brick built outbuilding.

LOCATION: The village of Alderbury is situated approximately 5 miles to the south east of the cathedral city of Salisbury, to the east of the River Avon and is near to the New Forest National Park which offers more than 140 miles of tracks and footpaths for walking and cycling. Local facilities include a village hall, a primary school, two shops (one of which is a post office), public house and tennis and football clubs. Salisbury offers a comprehensive range of shopping, recreational, cultural, educational and medical amenities including a theatre, cinema and arts centre, twice weekly market, a variety of private fitness centres, Five Rivers Health and Wellbeing Centre, tennis clubs, golf courses and Salisbury District Hospital (on the southern edge of the city). There is a regular bus service to Salisbury and Southampton with a bus stop nearby. Salisbury has a main line station serving London (Waterloo) (journey time approximately 90 minutes) and the West Country and there are good road links to the M27 (approx. 12 miles), Romsey (approx. 12.5miles), Southampton (approx. 19 miles) London via the M27/M3.

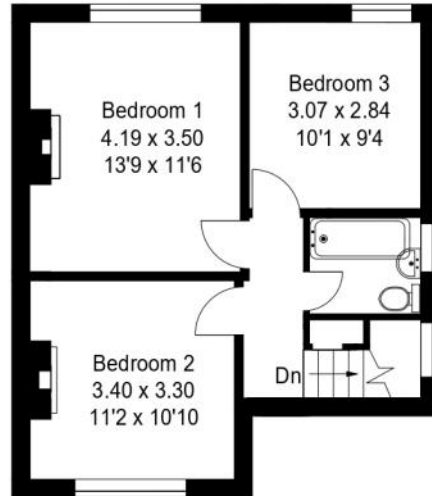


Chuzzlewit, Silver Street, Alderbury SP5 3AN

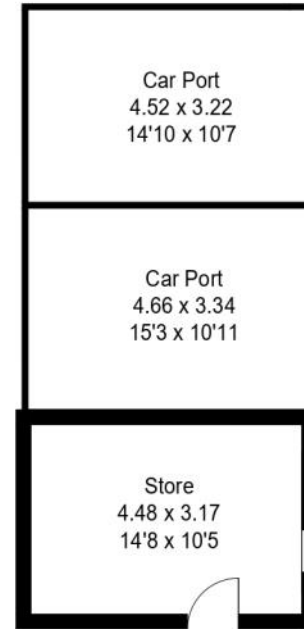
Approximate Gross Internal Area :- 90 sq m / 973 sq ft



Ground Floor



First Floor



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 / wardrobes 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 £2,270.35 for year 2024/2025. All mains services connected. Mains Drainage. Gas central heating. Fully double glazed.

DIRECTIONS: From the cathedral city of Salisbury proceed along the A36 Southampton Road. Follow the road until reaching the entrance to the dual carriageway and turn right (signposted Alderbury) onto the Southampton Road. Continue to the brow of the hill with The Green on the left, turn right into Silver Street, Chuzzlewit is the first property on the left, on the corner between Silver Street and Southampton Road, clearly identified by the Baxters For Sale sign.

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: 10730.