

A NEW DETACHED FAMILY HOUSE WITH GARDENS AND PRIVATE DRIVE AND COUNTRYSIDE VIEWS



WESTSIDE HOUSE, BOURNE VIEW, ALLINGTON, SALISBURY, WILTSHIRE SP4 0AA

01722 238711





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PRICE GUIDE: £530,000

Here we have a brand new detached family home under construction. The property is located in the corner of a small close with a west facing garden, private drive and pleasant views over countryside. The accommodation (about 1200 sq.ft.) comprises of a generous reception hall, sitting room with log burner and patio doors, separate dining room with patio doors, contemporary styled kitchen, utility room and cloakroom, first floor galleried landing, main bedroom with en suite shower room, two further bedrooms and family bathroom.

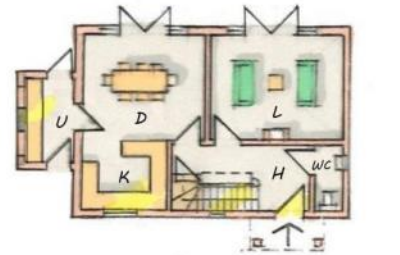
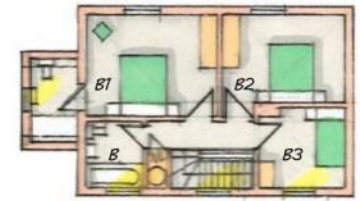
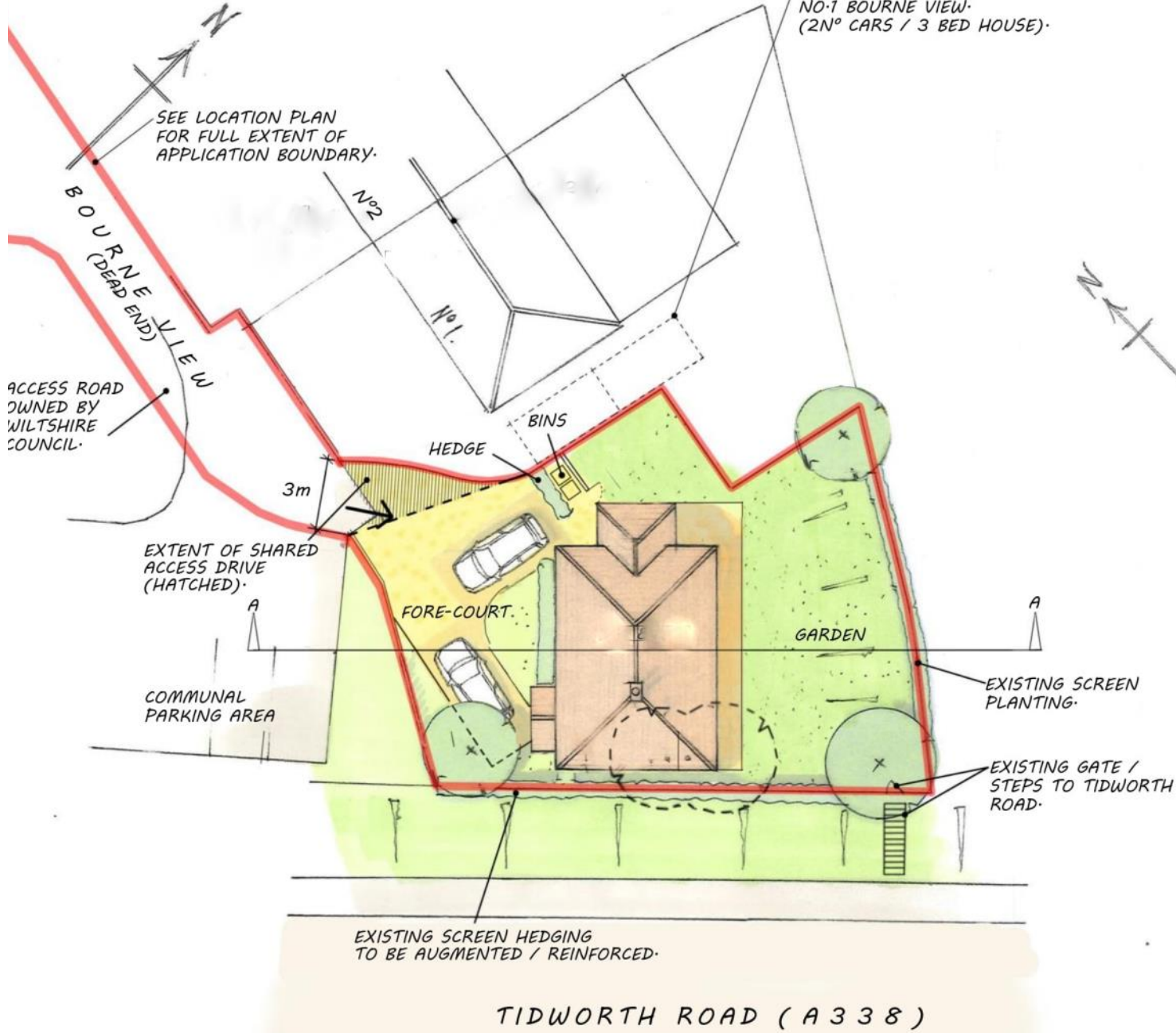
Bourne View is on the very edge of the Wiltshire village of Allington approximately 7 miles to the north of the cathedral city of Salisbury and about 3 miles to the south east of Amesbury. The Parish also includes the neighbouring settlement of Boscombe; both villages are on the River Bourne with the Parish boundaries bordering both Wiltshire and Hampshire. Porton, some 2 miles distant, offers facilities including a flourishing Nisa Local Convenience Store, hairdresser, The Old Railway Hotel (a traditional country pub with rooms and beer garden), Porton Garden, Aquatics and Pet Centre, Porton and Old Sarum Surgery (part of the Three Chequers Medical Practice), St Nicholas' C of E Primary School, the Anglican church of St Nicholas (dating to around 1877) and The Good Choice Chinese takeaway. Salisbury has more extensive shopping facilities, social and educational amenities including the Salisbury Playhouse, Arts Centre, cinema, state and private primary and secondary

NOTES:

THIS DRAWING IS COPYRIGHT OF THE ARCHITECTS AND MUST NOT BE USED WITHOUT THEIR PERMISSION. ALL DIMENSIONS TO BE CHECKED ON SITE. DISCREPANCIES AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT.

EXISTING PARKING ARRANGEMENT FOR NO.1 BOURNE VIEW (2N° CARS / 3 BED HOUSE).

SEE LOCATION PLAN FOR FULL EXTENT OF APPLICATION BOUNDARY.



EXISTING SCREEN HEDGING TO BE AUGMENTED / REINFORCED.

TIDWORTH ROAD (A338)



The final specification is yet to be agreed but the Property will be fully double glazed and an economic air source heating system will be installed.

The kitchen and utility room will be fitted with a range of high quality units with solid worktops.

The bathroom, en suite and cloakroom will have high end sanitary ware and en trend fittings.

The landscaping will include a turfed lawn and gravelled drive.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Services to be confirmed. Council tax to be assessed on completion of the build.

DIRECTIONS: Proceed out of Salisbury on the London Road (A30) passing Parkwood Health and Fitness Centre. Follow the road under the railway bridge turning left at the mini roundabout and proceed through the Winterbournes, passing the turning on your right to Gomeldon and, at the mini roundabout, turn right onto the A338 (Tidworth Road). Continue to follow the road passing through Porton following the road towards Boscombe and Allington passing the Earl of Normanton pub. Continue to follow the A338 for approximately 2 miles passing the entrance to The Bluebells housing development on your left hand side and take the next turning left into Bourne View. Take the first turning on the right and proceed into the close the plot will be found on the far left hand corner. Look for 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: 10610