



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

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BAXTERS
PROPERTY & LAND AGENTS



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

PRICE GUIDE: £499,950

Here we have Westside House, a newly constructed detached family home which is located in the corner of a small close with a private west facing garden, private two car drive and pleasant views over countryside. The property is available for early completion and immediate occupation.

Westside House is an exceptional new build home with light and airy accommodation (c.1200 sq ft) comprising of a spacious reception hall, cloakroom, large kitchen with coloured shaker units and French doors, utility room with front and rear access and matching shaker unit, living room with French doors. Off the first floor landing is the main bedroom with en suite shower room, two further bedrooms and a well appointed family bathroom.



The property has very clearly been completed to a high standard with a specification which includes solid oak internal doors, a working log burner in the living room, quality sanitary ware, Howdens unit with oak worktops (kitchen and utility room), coloured (Agate Grey) uPVC windows and doors, Amtico flooring throughout the ground floor, carpeting throughout the stairs and first floor and, Vaillant Air Source Pump supplying the central heating; underfloor throughout the ground floor and radiators to the first floor.

To the front is an expanse of block paviour drive with two car parking. Access from both sides lead round to the rear garden which is an excellent size, laid to lawn (new turf), west facing and private. There is also a large porcelain tiled patio extending across the whole of the rear of the house and a private pedestrian gate and steps down to the village road.

LOCATION: 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). Salisbury has more extensive shopping facilities, social and educational amenities including the Salisbury Playhouse, Arts Centre, cinema, state and private primary and secondary schools including Bishop Wordsworth's Grammar School and South Wilts Girls School, leisure and recreational facilities including private members gymnasiums, golf club and recreation ground and tennis clubs. The nearby village of Grateley, has a railway station serving London (Waterloo) and the West Country and there are good road links via the A303/M3 to London and the West Country.



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Approximate Gross Internal Area
1070 sq ft - 99 sq m

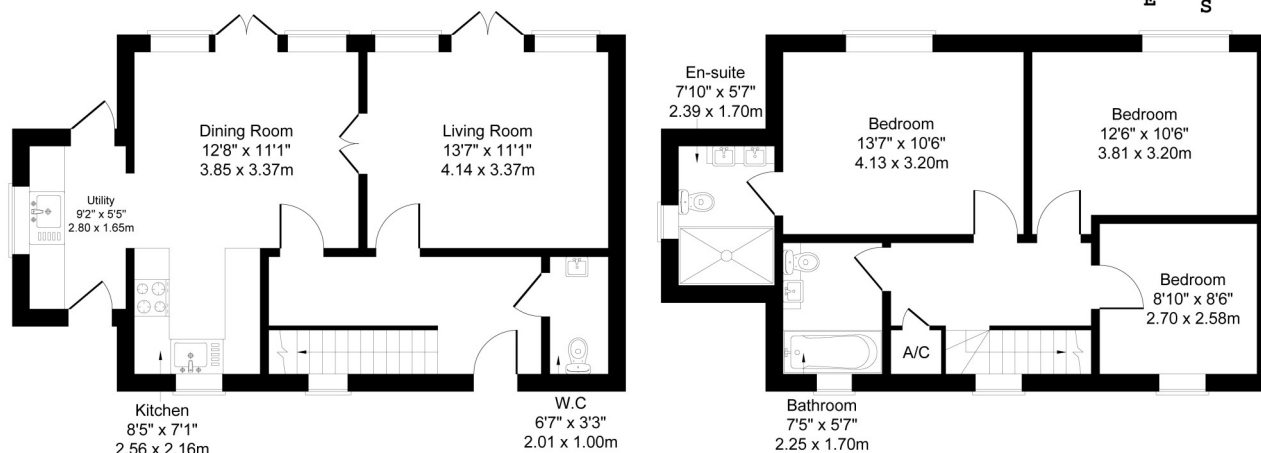


Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Air Source Heating. Mains Electricity, Water and Drainage. Local Authority: Wiltshire Council. Council tax to be confirmed.

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 house will be found on the far left hand corner.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	