



1 CHAPEL VIEW, SALISBURY ROAD, SHREWTON, WILTSHIRE SP3 4EQ

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE: £425,000

Chapel View is an exclusive development of only two semi-detached family homes located within a short walk of Shrewton village centre. The properties are completed and are available for sale with immediate vacant possession.

Each property is arranged over three floors and offers excellent light and airy accommodation comprising a reception hall with cloakroom, a generous singular open plan living space with separate lounge, dining and kitchen areas; there is a free standing tinderbox 5kw log burner in the sitting area, the kitchen has been fitted with a range of high quality cabinets, worktops and appliances including oven, hob, and integrated dishwasher.

There are two bedrooms and a family bathroom located on the first floor, with the main bedroom and en suite shower room located on the top floor; all sanitary ware and fittings are of high quality.

The properties are fully double glazed and have air source heating; underfloor heating on the ground floor and radiators on the first and second floor.

Chapel View is a stand alone development of only 2 family homes accessed by a jointly owned gravel drive which leads to individually owned parking with EV charging points.

The gardens are a good size with a south and westerly aspect; they are fully enclosed and laid to lawn with a patio area off the living room, outside lighting and outside water tap.

The properties are offered for sale with a 10 year Buildzone Warranty.

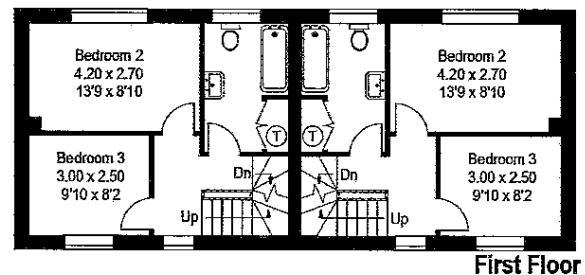
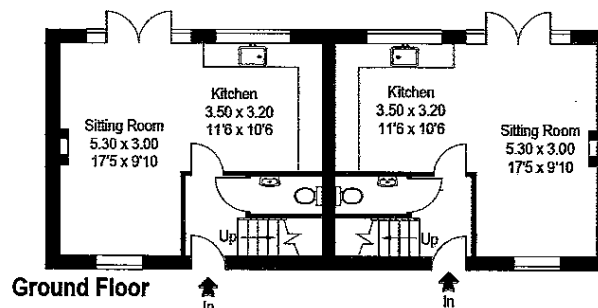
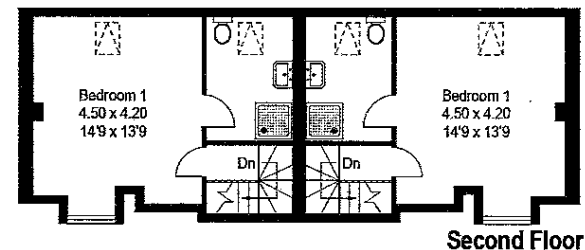
LOCATION: Shrewton offers a range of facilities including a general store, garage, schooling, public houses and a doctor's surgery. The famous cathedral city of Salisbury, to the south, has an excellent range of shops, sports and social amenities including a thriving theatre and arts centre and there are many excellent schools in the private and state sector in the region. The city has a mainline rail station serving London's Waterloo and the West Country. A mainline rail service also operates from Pewsey to London (Paddington). In addition there are good road links to the A303 and the M3.





Approximate Gross Internal Area :- 100 sq m / 1072 sq ft

--- = Reduced headroom below 1.5 m / 5'0"



PRODUCED FOR BAXTERS 2023

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: To be Confirmed. Mains Water and Electricity. Mains Drainage. Air Source Heating. Fully double glazed.

DIRECTIONS: From the cathedral city of Salisbury proceed along A360 Devizes Road for approximately 8 miles to the Longbarrow roundabout (the junction with the A303), continue across still following the A360 and Proceed to the next roundabout with Stonehenge Visitor Centre on your right hand side. Take the first exit left still following the A360 and continue towards Shrewton. Upon entering the village Rollestone Manor will be on the left hand side, continue along and up over the brow of the hill and take the sharp turn left onto Salisbury Road where the properties can be found immediately on your left hand side.

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: 10746.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	84
(69-80) C		
(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		
WWW.EPC4U.COM		

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