



4 WESTCOURT, SALISBURY ROAD, NETHERAVON, WILTSHIRE SP4 9ED

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BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE £440,000

Set within wholly owned private gated grounds is Westcourt and Eastcourt, a former Colonial Style Grade II Listed Officers Quarters which has been tastefully converted into a total of ten stylish characterful apartments. Number 4 Westcourt is a two double bedroom property with a large private sunny garden and car barn garage.

The property is fully double glazed, centrally heated via a mains gas fired boiler to radiators and offered for sale in exceptional condition. The elegant accommodation is spacious and comprises of an open plan living and dining room with working fireplace, vaulted ceiling, painted panelled walls, oak flooring and French doors out to the garden.



The kitchen is well equipped with a range of farmhouse style units and solid wood worktops, there is an open plan study area off the inner hall which is fitted with bespoke cabinetry including a large desk and book shelving; there is also an impressive fifteen pane sash window overlooking the garden. The inner hall also leads to a principal bedroom suite, second/guest bedroom and a luxuriously appointed family bathroom.

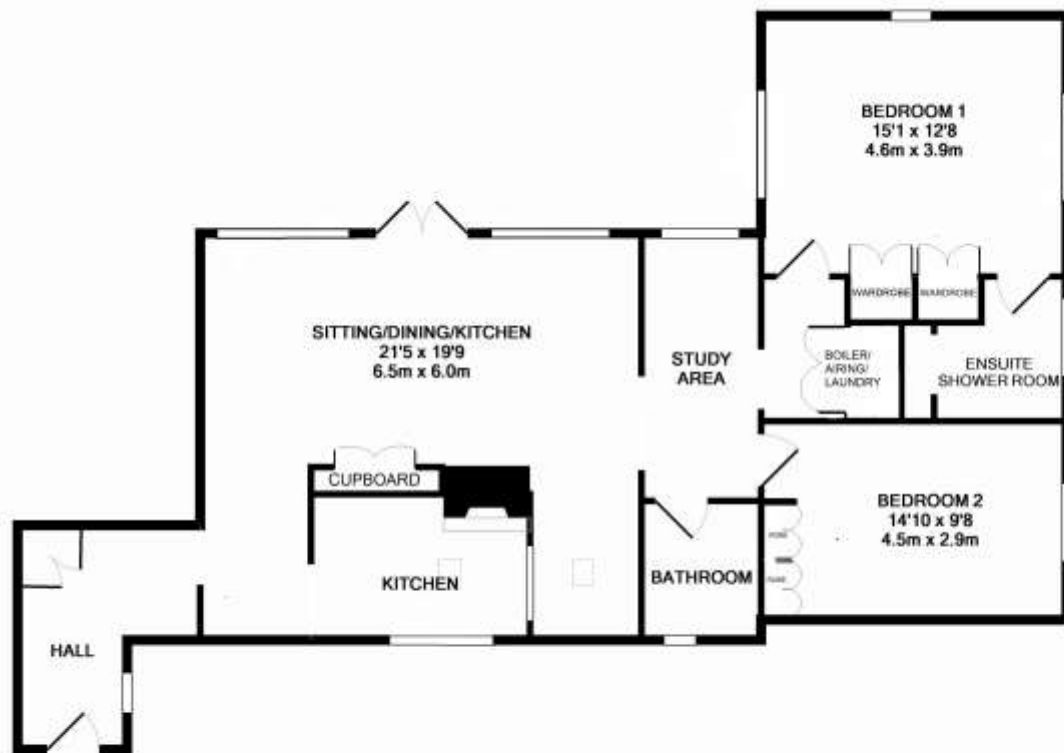
Set in a wonderful semi rural environment, the grounds surrounding Westcourt and Eastcourt are beautifully maintained with areas of lawn, hedgerows and numerous mature trees. Entry to the grounds is via electrically operated gates to an expanse of gravelled drive which leads to a mews of car barns and extensive parking for residents and visitors.

There is a fabulous private sunny garden to the rear of 4 Westcourt which is fully enclosed and totally private with an expanse of lawn, flower beds, shrubs and trees. There is a large terrace/patio across the rear of the property with access of the living room. There is also a private footpath which leads from Westcourt and Eastcourt down to Netheravon Village.

LOCATION: Netheravon lies approximately 3.5 miles to the north of the market town of Amesbury. The rural village has two Public Houses and All Saints Church. Amesbury has a variety of shops and a leisure centre (both in the town and in nearby Durrington) and a number of popular infant, junior and secondary schools. The cathedral city of Salisbury, some 10 miles to the south, has an excellent range of shops, sports and social amenities plus schools in the private and state sector. Furthermore the city has a mainline rail station serving London's Waterloo and the West Country. The A303, between Netheravon and Amesbury has easy links via the M3 to Basingstoke, Reading and London, as well as being on the main route to Devon and Cornwall.

DIRECTIONS: From Salisbury proceed in a northerly direction along the A345 (Castle Road) and follow the road into the market town of Amesbury. Proceed through Amesbury to the Countess Roundabout and continue straight across, still following the A345 signposted Marlborough/Pewsey. Follow the road to the next roundabout and proceed straight across passing Durrington which will be on your right. Continue to follow the road for approximately 4 miles; just before entering the village of Netheravon the property can be found on the right hand side on the brow of the hill, identified by the Baxters for sale sign.





4 WESTCOURT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE AND SERVICES: Tenure: Leasehold with the residue of a 999 year lease. Local Authority: Wiltshire Council. Council Tax Band D : £2,336.66 for year 2025/2026. All mains services connected. Mains Drainage. Gas Central Heating. Partly Double Glazed.

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: 10788.

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