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SHELWOOD, RECTORY ROAD, ALDERBURY, SALISBURY, WILTSHIRE, SP5 3AD

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PROPERTY & LAND AGENTS



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PRICE GUIDE £479,950

A characterful, detached, modernised and extended bungalow set in a large garden on a no-through road with private drive and parking. Located towards the end of a no-through road, Shelwood is an attractive, cottage-like detached 1930s bungalow, recently extended to provide comfortable four bedroom, two bathroom accommodation.

The property has undergone an extensive programme of renovation and updating, which includes the addition of a fantastic, double aspect, open plan living room/family room/kitchen: the kitchen itself is fitted with a superb range of high end cabinetry, built-in appliances (double oven and hob with hood, fridge-freezer, dishwasher) work surfaces and an island incorporating a breakfast bar. The utility room has matching cabinetry and space for laundry appliances.

Further works have included complete re-wiring as well as complete re-plumbing and the installation of a new Worcester-Bosch gas fired boiler, full double glazing (including patio doors) off the living area on to a large decked terrace and the re-fitting of the family bathroom, ensuite and utility room.

Shelwood has a private drive which extends to the side of the bungalow with excellent parking. To the front of the house there is security lighting with camera which can be viewed on a smartphone or tablet. The front garden is fully enclosed by a mature hedge and the rear garden is an excellent size, fully enclosed with a sunny aspect; presently there is a large shrub bed to one side, extending the length of the garden, and a footpath.

The village of Alderbury is situated approximately three miles to the south east of the cathedral city of Salisbury, to the east of the River Avon and is on the edge of the New Forest. Local facilities include a village hall, a primary school, two shops (one of which is a post office), two public houses 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. Salisbury's main line station serves London (Waterloo, journey time approximately 90 minutes) and the West Country and there are good road links to Southampton (27 miles) and Eastleigh Airport via the A36 and the M27 and London via the M3.





Shelwood, Rectory Road, Alderbury SP5 3AD
Approximate Gross Internal Area: 180 sqm / 1120 sq ft



AGENT'S NOTE: Please note artists impressions (CGI's) displayed in this brochure are representative only.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax band for year 2019/20 to be confirmed. All mains services connected. 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 Clarendon Road. Continue to the brow of the hill passing the Green Dragon on the left hand side; the road becomes the Southampton Road. Continue for a short distance turning right into Rectory Road with the village hall on your right hand side. Shelwood can be found two thirds of the way down on the right hand side, 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. 10506a