



CRANLEIGH, MIDDLETON ROAD, WINTERSLOW, SALISBURY, WILTSHIRE, SP5 1QJ

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



CRANLEIGH, MIDDLETON ROAD, WINTERSLOW, SALISBURY, WILTSHIRE, SP5 1QJ
PRICE GUIDE £495,000

Conveniently placed in the highly desirable Winterslows, Cranleigh is a characterful detached family home with garaging, excellent parking and a generous garden.

The property is offered for sale in good order, is fully double glazed and centrally heated via an oil fired boiler to radiators. The accommodation is well-proportioned with a superb farmhouse-style kitchen, two separate reception rooms, conservatory, four large bedrooms and two bathrooms. There is also a good sized utility room and ground floor cloakroom.



The property occupies a slightly elevated plot, a private drive with excellent parking is located at the rear which also gives access to a detached double garage. The sunny garden is entirely located to the front (south) and the side (east) and is laid to lawn with a number of mature shrubs.

Cranleigh is offered for sale with immediate vacant possession.

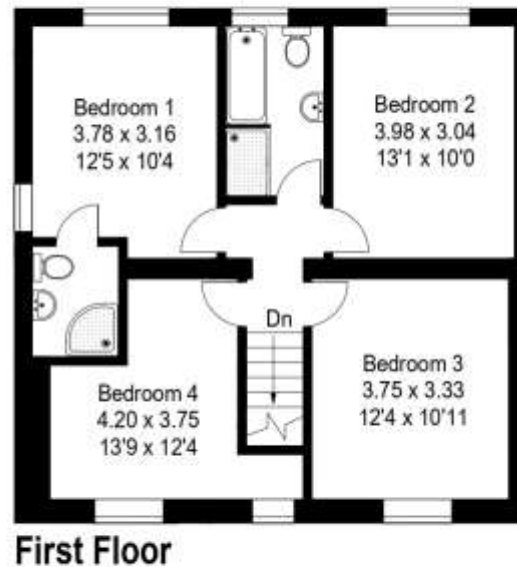
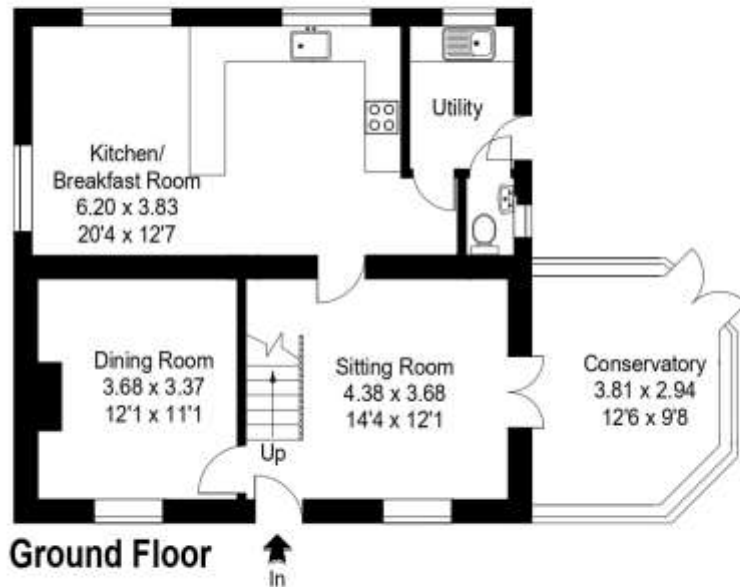
Winterslow, a sought after location to the north east of Salisbury, offers a range of facilities including a thriving village stores/post office, a popular country inn, a highly regarded primary school and pre-school group. Other amenities include a doctor's surgery, modern village hall and two recreation grounds and there are many walks in the surrounding Wiltshire countryside. The cathedral city of Salisbury offers a more comprehensive range of recreational amenities, shopping facilities including a market each Tuesday and Saturday and a wide range of schooling, both state and private including two grammar schools and a college of further education. Salisbury has a mainline railway station, also stopping at Grateley, serving London, Waterloo and the West Country. Although a rural environment, access to the M3 and M25 is easily obtained via the A303 to the north east and to Southampton via the A36/M27 to the south.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council.
Council Tax Band: E - £2,297.61 for year 2020/2021.
Mains electricity, water and drainage connected. Oil central heating. Fully double glazed.



Cranleigh, Middleton Road, Winterslow SP5 1QJ

Approximate Gross Internal Area :- 140 sq m / 1502 sq ft



PRODUCED FOR BAXTERS 2020

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



DIRECTIONS: From the city of Salisbury proceed in a north easterly direction along the A30 London Road as though towards Andover. Continue to follow the road for approximately three miles and turn right to Firsdon (immediately before The Haven). Proceed through Firsdon towards the Winterslows; take the first turning left after the church towards the village centre. Continue past The Lord Nelson Inn and village shop on the right and continue to follow the road for about half a mile; Cranleigh will be found on the left hand side opposite Winterslow Village Hall. Look for 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. 10579

