4 Sweet Ann, Winterbourne Earls Salisbury SP4 6HB



Myddelton & Major

We are proud to present

4 Sweet Ann

Winterbourne Earls Salisbury SP4 6HB

- Spacious and versatile detached four bedroom bungalow of 1747 sq ft offering flexible accommodation, including the potential for multigenerational living or an annexe arrangement.
- Characterful sitting room featuring an impressive inglenook fireplace with a Villager wood-burning stove.
- Generous principal bedroom suite with dressing area, French doors to the garden and a modern wet room.
- Spacious kitchen fitted with a traditional Rayburn providing the central heating.
- Bright dining room opening through an archway to a conservatory overlooking the private courtyard garden.
- Two further bath/shower rooms, including an en-suite to the main double bedroom and a well-appointed family bathroom.
- Beautifully landscaped and extremely private courtyard garden featuring a pergola, hot tub, pizza oven, brick-built barbecue and established planting.
- Long private driveway with parking for at least five vehicles, landscaped front garden with mature roses.
- Elevated setting with excellent privacy.

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Accommodation

Upon entering the property, you are welcomed into a spacious entrance hallway via a glazed internal door, useful coat hooks and space for side table.

To the left is the impressive sitting room, a warm and inviting space featuring a characterful inglenook fireplace with a Villager wood-burning stove. A large front-facing window fills the room with natural light, while exposed brick feature wall fitted wooden shelving and dark grey carpeting add to the room's charm.

A door from the sitting room leads to a versatile space which (subject to the necessary work) could become a self contained one bedroom annex arrangement.

Returning to the hallway, on the right is a generous double bedroom with attractive grey wood-effect laminate flooring. The room is bright and spacious, with potential for fitted wardrobes, and benefits from an en-suite shower room comprising a large walk-in shower with Mira electric shower over, WC, wash hand basin and window.

Further along the hallway is a good-sized single bedroom, also with wood-effect laminate flooring. Opposite this bedroom is a useful built-in storage cupboard with shelving and coat storage provides excellent additional space.

The hallway continues through to the dining room, which opens via an attractive archway into the conservatory. Positioned at the rear of the property, the conservatory enjoys delightful views over the private courtyard garden and features French doors opening directly onto the patio, creating an ideal space for entertaining and relaxing.

The family bathroom comprises a panelled bath with shower over, WC and wash hand basin, complemented by dark wood-effect laminate flooring.

The spacious kitchen is large enough to accommodate a dining table, making it an excellent family space. It features a range of wooden wall and base units with blue speckled laminate worktops and white tiled splashbacks with decorative black accent tiles. The Rayburn, fitted by the current owners, is set within a traditional brick fireplace and provides the property's central heating. Windows and a rear door overlook and provide access to the courtyard garden.

A door from the kitchen leads into an exceptionally large utility room. This highly versatile space offers excellent potential to serve as a second kitchen, creating an ideal annexe arrangement for multigenerational living or independent accommodation. The current owners have thoughtfully adapted this area as their principal bedroom, enjoying lovely views over the courtyard garden and French doors opening outside. There is a dedicated dressing area, together with a modern wet room, installed in 2015, featuring a generous walk-in shower. A large rear-facing window further enhances this bright and spacious room.













Outside

The property is approached via a long private driveway, bordered by a solid wall on one side and fencing on the other. At the end of the drive, a beautiful Veilchenblau rambling rose climbs over an attractive archway with black wrought iron gates.

To the front, the bungalow enjoys an elevated position set back from the road, offering an exceptional degree of privacy. The landscaped front garden is mainly laid to decorative grey shingle and features an abundance of mature roses, established planting, and both apple and plum trees, creating a wonderful setting to sit and enjoy the surroundings. There is ample parking for at least six vehicles, together with potential, subject to any necessary permissions, to construct a garage or additional outbuilding if desired.

The rear garden is a particularly attractive feature of the property. This beautifully maintained courtyard is enclosed by walls, creating the perfect sun-trap and providing complete privacy and a wonderful space for outdoor entertaining. The owners have created a superb outdoor living area incorporating a pergola, hot tub, pizza oven and brick-built barbecue, alongside several seating areas surrounded by mature planting to include a Jonagold apple tree and attractive potted displays.

Running along the side of the property is a highly practical covered storage area, ideal for storing logs, gardening equipment and outdoor items. This lean-to space also houses a water butt and provides gated access through to the front of the property. Combining generous and flexible living accommodation with charming character features and beautifully private gardens, this unique bungalow offers an exceptional opportunity for a wide range of buyers. Whether you are seeking spacious family living, single-storey convenience, home-working space or the potential for multigenerational living, this delightful home provides versatility in abundance. Set within a peaceful and private position with ample parking and wonderful outdoor entertaining areas.

SERVICES

Mains electricity, mains water and drainage.

Gas fired central heating via Rayburn.

Ofcom suggest that all major mobile networks offer good services and Ultrafast broadband is available

EPC RATING

57 D

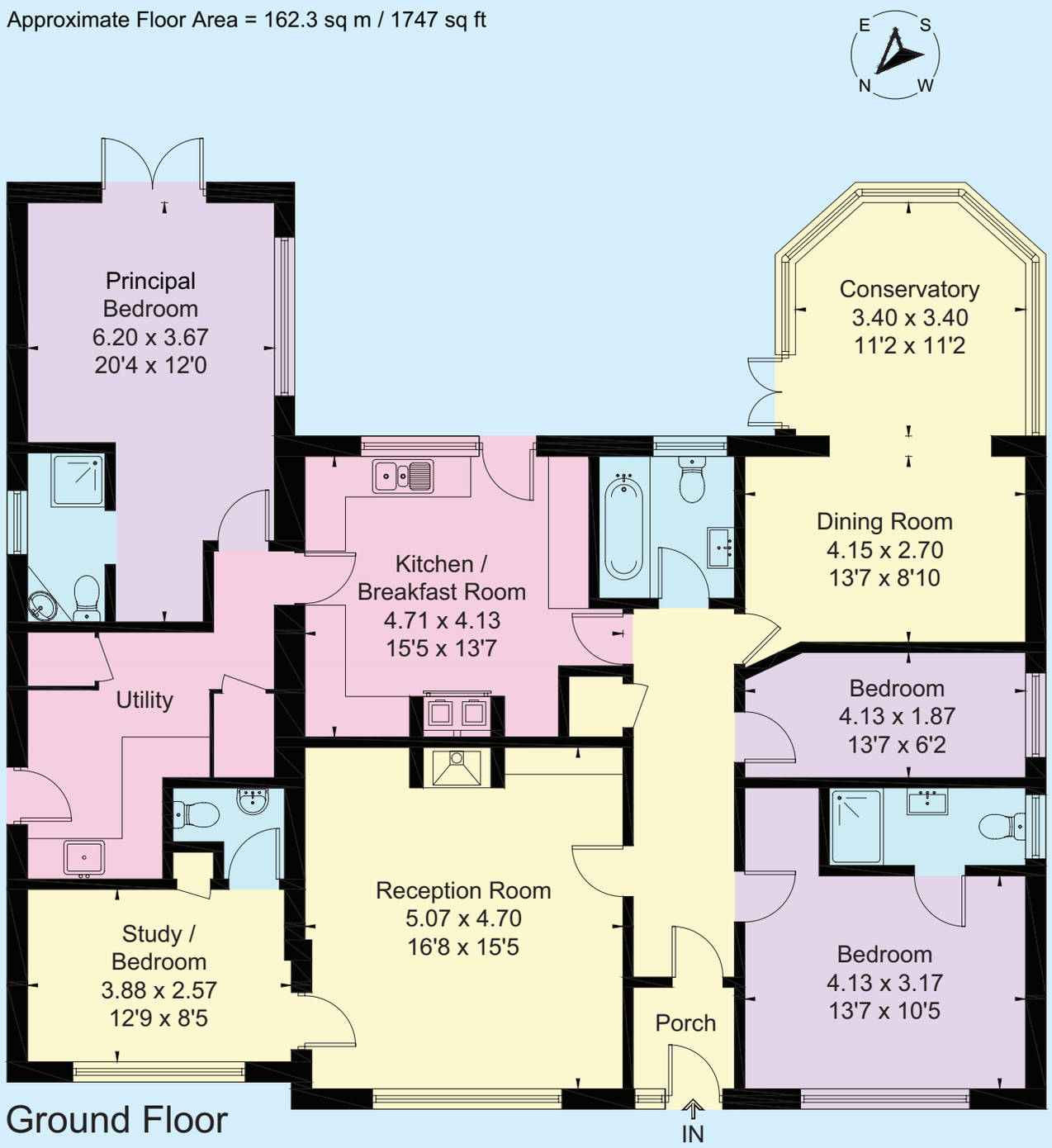
SQUARE FOOTAGE

1747 sq ft





Approximate Floor Area = 162.3 sq m / 1747 sq ft



Ground Floor

Myddelton & Major™

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