



Winterslow Road

Porton
£339,500 Freehold



A substantial and conveniently located four bedroom detached family house with extensive front and rear gardens. AVAILABLE WITH NO ONWARD CHAIN.



74 Winterslow Road, Porton, Salisbury, Wiltshire SP4 0JU

£339,500 - Freehold

A substantial and conveniently located four bedroom detached family house with extensive front and rear gardens. AVAILABLE WITH NO ONWARD CHAIN.

- Impressive sitting room with fireplace
- Dining room
- Modern fitted kitchen
- Downstairs shower room
- Four bedrooms
- Bathroom
- Separate WC
- Garage
- PVCu double glazing and gas central heating
- No onward chain

Viewing arrangements:

Strictly by appointment with the sole agents on 01722 441 999

Services:

All mains services are connected.
Council tax band F.

The Property

The property comprises a substantial four bedroom detached family house situated in the heart of this sought after Bourne Valley village. Internally the accommodation offers a general sense of space and is tastefully decorated throughout. The first floor continues in much the same theme with well proportioned bedrooms and the master bedroom benefiting from fitted wardrobes. This property is available with no onward chain and viewing is advised.

The Location

The property is situated in the heart of Porton and stands within close proximity to numerous local amenities which include a well stocked Nisa general store, take away outlet, hairdressers, choice of churches and the locally renowned Porton Garden and Aquatic Centre is within walking distance, which is a particularly popular visitors' attraction that now enjoys an old fashioned sweetshop, cafeteria etc. Along the valley there is also a choice of primary schools and good road links heading towards Andover and easy access to Salisbury.

Directions

Leave Salisbury on the A345 Castle Road and proceed in a northerly direction. Having left the edges of Salisbury continue past Old Sarum to the Beehive roundabout taking the third exit in the direction of Old Sarum Business Park. Continue along the Portway for around two miles and at the Winterbourne roundabout proceed straight over. Follow this road again for approximately two miles and at the crossroads turn right into Winterslow Road and proceed down the hill into the centre of the village. Continue on this road passing the general store, and at the next crossroads continue straight along passing the entrance to Porton Garden Centre. The property can then be found upon the right hand side some distance before the railway bridge.

Entrance Porch

Entrance Hall

Sitting Room - 6.386m x 3.872m [20'11" x 12'8"]

Dining Room - 3.231m x 3.046m [10'7" x 9'12"]

Kitchen - 3.054m x 3.015m [10'0" x 9'11"]

Downstairs Shower room

First Floor Landing

Bedroom 1 - 3.887m x 3.663m [12'9" x 12'0"]

This measurement is inclusive of a triple floor to ceiling built in wardrobe.



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Bedroom 2 - 3.04m x 3.059m [9'12" x 10'0"]
 Bedroom 3 - 3.234m x 3.056m [10'7" x 10'0"]
 Bedroom 4 - 2.682m x 2.67m [8'10" x 8'9"]
 Bathroom
 Separate WC

Outside

The property is accessed via an extensive tarmacadam driveway which provides off road parking for numerous vehicles and suitable turning bays which could also be used for the storage of a trailer, caravan etc. The front gardens are well landscaped with areas of lawn with inset flower and shrub borders, and a flower and shrub border and low level box hedge punctuates the front boundary. The front gardens are enclosed on one side by a capped red brick wall and on the opposite an established copper beech hedge. The driveway continues to the single garage and a pedestrian gate gives access to the rear patio. To the immediate rear of the property there is a generous paved patio which offers a good sense of privacy and steps give rise to the second phase of garden which is predominately laid to lawn and within this initial area is a timber panel shed and glazed greenhouse. The lawn continues for some distance with numerous flower and shrub borders, established trees and is enclosed on its boundaries by timber panel fencing set among concrete piers. The adjoining boundary has an established mixed hedgerow giving it a mature feel.

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Energy Performance Certificate

74, Winterlow Road, Porton, SALISBURY, SP4 6JU

Dwelling type: Detached house	Reference number: 8527-7027-0510-6652-5992
Date of assessment: 12 March 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 March 2013	Total floor area: 114 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,748
Over 3 years you could save	£ 567

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 177 over 3 years	<div style="background-color: #2ECC71; color: white; padding: 5px; border: 1px solid white; width: fit-content; margin: 0 auto;"> You could save £ 567 over 3 years </div>
Heating	£ 2,178 over 3 years	£ 1,860 over 3 years	
Hot Water	£ 252 over 3 years	£ 144 over 3 years	
Totals	£ 2,748	£ 2,481	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 243	✔
2 Low energy lighting for all fixed outlets	£60	£ 113	✔
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 102	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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