



**Connells**

Holders Road  
 Amesbury Salisbury



## Property Description

A very large L-shaped non-estate character property offering a 27' triple aspect lounge with open stone fireplace and further 25' x 11'5" living room. There is also a 16' x13' dining room and 19' 6" kitchen. Downstairs is a separate ground floor ANNEXE bedroom with ensuite. Upstairs the property boasts three further large double bedrooms. Outside is a fantastic garden for entertaining and a garage with extensive driveway with parking for many vehicles. There is also a bonus Office from Home or studio. The A303 and Salisbury is just minutes away.

## Entrance Hall

## Triple Aspect Lounge

Chimney breast with impressive open stone fireplace, wall light points and well defined snug area.

## Second Living Room

Bi-folding patio doors to terrace, angled beams to vaulted ceiling, downlighter spots.

## Dining Room

Double aspect and open through to second living room.

## Kitchen/ Breakfast Room

Comprising a single drainer double bowl sink unit with mixer taps, range of wall and base units with display cabinets, under lighting, large gas range oven, space for dishwasher, further appliance space, brick slip feature wall.

## Store Room

Porthole window, power and light.

## Annexe/ Bedroom Four Suite

## Hall

Doors to bedroom and ensuite.

## Bedroom Four

Attractive front aspect.

## Ensuite

Comprising a shower cubicle with pedestal wash hand basin and high level level WC.

## Landing

Access to loft space, built in cupboard.

## Bedroom One

Built in wardrobes, dual aspect with distant countryside views to rear.

## Bedroom Two

Built in wardrobe, size incorporates fitted wardrobes and drawers.

## Bedroom Three

Built in wardrobe, fitted drawers, attractive aspect to front.

## Four Piece Bathroom

Comprising a corner shaped bath with separate shower cubicle, pedestal wash hand basin, low level WC, tiled floor, heated towel rail.

## Outside

### Front Garden

Largely laid to lawn and offering a pleasant aspect over trees to the front, the garden is bounded by a brick and flint wall with hedgerow to one side.

### Rear Garden

Offering a high degree of privacy the garden is ideal for entertaining due to the bi-fold doors from the second living room to the large terrace. There is a large area of lawn with mature borders and two trees and further features include: an external water supply, courtesy lighting, panel fencing, timber shed, side access and personal door to the garage.

## Outbuilding

Ideal for use as an Office from Home or studio.

## Detached Garage

With roller door and approached by an extensive driveway with parking for several cars.









Total floor area 187.6 m<sup>2</sup> (2,019 sq.ft.) approx

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Unit 3 23 Salisbury Street AMESBURY  
SALISBURY SP4 7AW

EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

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