

Amesbury Road, SP4
 Approximate Gross Internal Area = 75 sq m / 808 sq ft
 Approximate Outbuildings Internal Area = 6.1 sq m / 66 sq ft
 Approximate Total Internal Area = 81.1 sq m / 874 sq ft

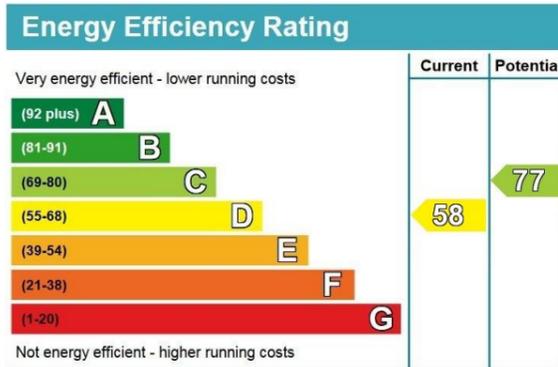


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Amesbury Road, Cholderton

Guide Price £270,000 Freehold



- Hallway
- Kitchen
- 3 Bedrooms
- Large Garden

- Living Room
- Bathroom
- Parking
- Views over Farmland

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION:

Offered for sale with no onward chain, this terraced house occupies a rural location in the village of Cholderton with views to the front and rear over fields. The accommodation comprises hallway with stairs to the first floor and a walk-in storage cupboard, a living room with a wood burning stove and French doors to the garden, a ground floor bathroom and three first floor bedrooms. Outside there is parking for three cars to the front whilst a particular feature of the property is the good sized garden with a shed and store.

LOCATION:

The village of Cholderton lies on the eastern edge of Salisbury Plain. Grateley's mainline railway station is less than three miles away and offers rail access to London's Waterloo Station in just over an hour whilst the A303 is just two miles to the north of the village. Cholderton has a number of nearby attractions including, within the village itself, a rare breeds farm, boutique vineyard and a farm shop with a café. The village lies just ten miles north-east of the City of Salisbury with the world-famous Stonehenge eight miles to the west.

ACCOMMODATION:

Front door into:

HALLWAY:

Stairs to first floor with understairs cupboard housing oil fired boiler and further walk-in storage cupboard. Doors to:

LIVING ROOM:

Window to front and French doors to rear garden. Original open fireplace with a wood burning stove set on a slate tiled hearth.

KITCHEN:

Window to rear and side door to garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Space for free standing cooker with extractor over. Space and plumbing for washing machine and space for fridge/freezer.

BATHROOM:

Window to rear. Panelled bath with shower over, vanity cupboard with wash hand basin, WC, heated towel rail and shelved storage cupboard.

FIRST FLOOR LANDING:

Window to front and doors to:

BEDROOM 1:

Window to rear with views over open countryside.

BEDROOM 2:

Window to rear with views over open countryside and airing cupboard with hot water tank.

BEDROOM 3:

Window to front with views over open countryside.

OUTSIDE:

To the front there is off road parking and steps up to a gravelled area with a path to the front door.

REAR GARDEN:

Newly laid patio area adjacent to the house leading down to a gravelled area with a central patio and garden store with power and light. There is also a further brick store, outside tap and an oil tank. The remainder is mainly laid to lawn with shrubs, trees and a path leading to the rear which opens out and has a further patio area enjoying views over open countryside and a log store.

TENURE & SERVICES:

Freehold. Mains water and electricity are connected. Drainage via a septic tank which is shared between four properties. Oil fired central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

