



Connells

Highfield Orchard Highfield Rise
Shrewton Salisbury



Property Description

Nestled in the charming and picturesque village of Shrewton, this beautifully presented semi-detached home offers an exceptional blend of contemporary comfort and eco-friendly living. Boasting three generously sized bedrooms, including one with its own ensuite, and a modern stylish bathroom, this property has been meticulously maintained in excellent condition throughout.

Step inside to discover underfloor heating in every room, ensuring cosy warmth all year round, while cutting-edge solar panels and LED lighting keep energy costs impressively efficient. The decor is enhanced by high-quality Karndean flooring, and a water softener extends luxury to every tap. Further future-proofing comes courtesy of an integrated EV charging point, perfectly complementing the driveway and a convenient car barn.

Shrewton offers quintessential village living with doctors' surgeries and local shops. Swift access to the A 303 makes commuting to Salisbury, Andover, or further afield effortless.

Sellers notes..

"Embrace the future: Featuring the latest solar power combined with significant battery storage, which can be charged by solar most days or off peak during the winter eliminating the cost of peak energy, with surplus sold back to the grid. A efficient air source heat pump & underfloor heating system that is easy to use and maintain while providing a total energy cost equivalent close to zero.

There are other appreciable benefits to the clean, green power source.

Entrance Hall

Doors to Kitchen, cloakroom and lounge, Stairs to first floor landing.

Cloakroom

Comprising a WC with concealed cistern and stylish wash hand basin with splashback tiles.

Kitchen/Dining Room

Comprising a single drainer sink unit, range sleek fitted units, ample worktop space, and integrated appliances including an AEG smart induction hob with steel hood over, Bosch washing machine and a water softener, downlighter spots, front aspect.

Living Room

Featuring Karndean flooring throughout, and french doors to patio garden.

Landing

Access to bedroom one, two, three and bathroom.

Bedroom One

Rear aspect with Karndean flooring and

ensuite.

Ensuite

Comprising a shower cubicle with pedestal wash hand basin, WC and a skylight.

Bedroom 2

Front aspect.

Bedroom 3

Front aspect.

Bathroom

A timeless bathroom comprising walk-in rainfall shower, vanity unit with wash hand basin and WC. Finished with contemporary waterproof wall paneling.

Rear Garden

Low maintenance tiered rear garden, featuring a generous patio seating area, ideal for outdoor entertaining. Enclosed by fencing comprising with garden studio, hot tub area side aswell. External power supply and water tap.

Garden Studio

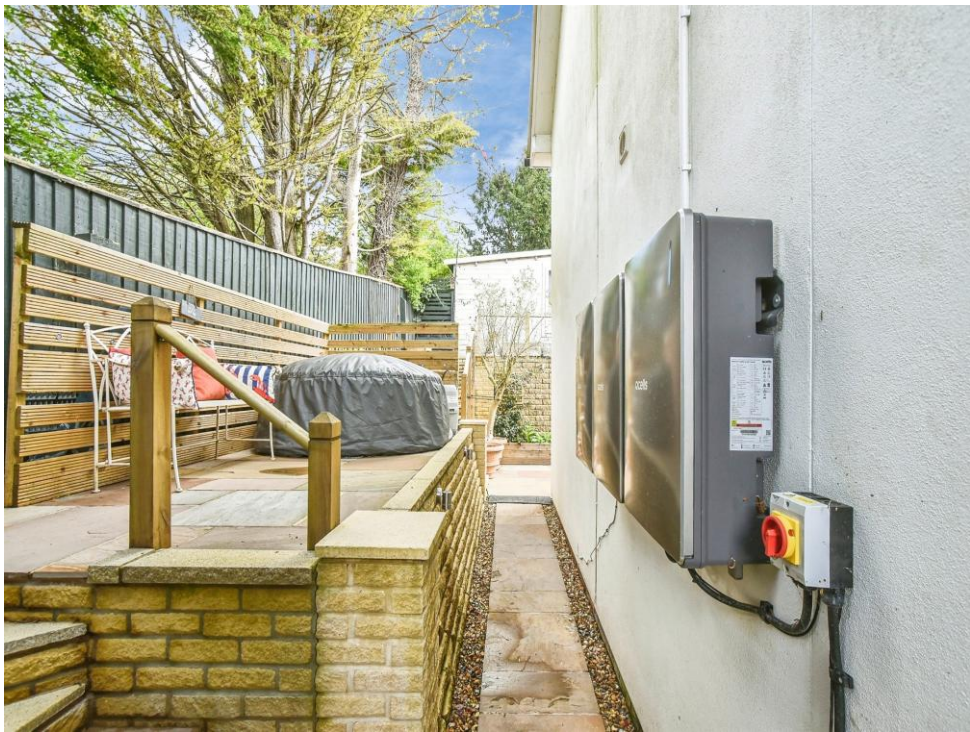
Fully equipped with power, heating and lighting, providing an ideal space for home working, hobbies or additional storage.

Front Garden

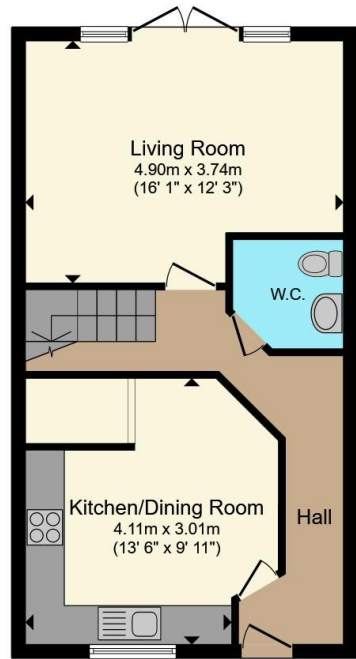
Well maintained front garden with attractive planting and patio area, offering parking and side access to rear garden, also benefiting from a converted car barn providing more useful storage with power.

Driveway

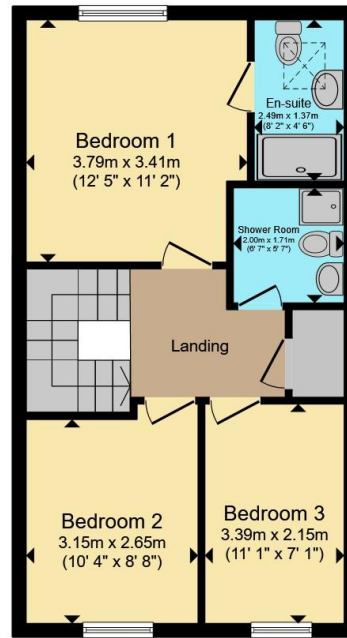




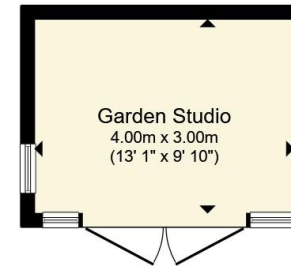




Ground Floor



First Floor



Garage

Total floor area 103.3 m² (1,112 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Unit 3 23 Salisbury Street AMESBURY
SALISBURY SP4 7AW

EPC Rating: Council Tax
Awaited Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/ABY308649



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