

Fallowfield, 21 Chestnut Close, Laverstock, Salisbury SP1 1SL



We are proud to present

Fallowfield

21 Chestnut Close, Laverstock, Salisbury SP1 1SL

A Spacious Five-Bedroom Family Home in a Peaceful Cul-de-Sac, Enjoying Beautiful Views Across Open Meadows, Mature Gardens and Excellent Living Space.

- Spacious sitting room with feature fireplace and double doors out to the garden
 - Large kitchen/ breakfast room
 - Beautifully appointed Harwoods kitchen, extended in 2015
 - Separate utility room and ground-floor shower room
 - Principle bedroom with fitted wardrobes and ensuite
 - Useful study or fifth bedroom with fitted bookcases
- Block-paved driveway, ample parking and garage with electric roller door
- Beautifully maintained front and rear gardens, with views across the meadows





The Property

Situated in a peaceful position at the end of Chestnut Close, this substantial and well-maintained home enjoys a wonderfully private setting, with attractive views across open fields to the rear. Offering generous and versatile accommodation, five bedrooms, beautifully established gardens and ample off-road parking, the property provides an excellent opportunity for families seeking space, comfort and a tranquil setting.

Upon arrival, a large block-paved driveway provides parking for several vehicles and leads to a spacious garage fitted with an electrically operated roller door with loft storage above. The front garden is particularly attractive, featuring mature shrubs, established roses, trees and a pathway leading to the front entrance. The welcoming entrance hall provides access to the principal reception rooms. To the left is the spacious sitting room, featuring a characterful fireplace and a large front-facing window. The dual-aspect design allows plenty of natural light to fill the room, while patio doors open directly onto the garden and patio, creating a lovely connection between indoor and outdoor living.

Opposite, is the dining room which offers ample space for a substantial dining table for entertaining. Recently redecorated by the current owners in a neutral style, this is a versatile room suitable for both family occasions and more formal gatherings. To the rear of the property is the bright and airy kitchen, designed by Harwoods and forming part of an extension completed in 2015. The kitchen features attractive cream Shaker-style wall and base units, complemented by dark green flecked granite work surfaces. Integrated cooking facilities include a gas hob and electric oven, while a central island provides additional preparation space.

A particularly attractive feature is the garden-facing window above the sink, offering pleasant views while preparing meals. The kitchen flows naturally into the adjoining dining area, where double doors open onto the rear patio, making this an ideal space for everyday family life and entertaining. The kitchen and dining area benefit from attractive cream ceramic tiled flooring. A separate utility room provides additional practical space.

The Worcester boiler was installed approximately four years ago. There is a useful ground floor bathroom fitted with a shower.

From the hallway stairs lead to a spacious landing, where a window frames lovely views across the surrounding fields and gardens. The principal bedroom is a generous room, complete with fitted wardrobes and a dedicated dressing-table area. Enjoying views towards the mature front garden, the room also benefits from an ensuite shower room fitted with a corner shower, wash basin and WC. There are three further well-proportioned bedrooms, offering flexible accommodation for family members and guests. In addition, a useful study, which could serve as a fifth bedroom, features fitted bookcases and attractive views over the rear of the property. Completing the first floor is the family bathroom, fitted with a modern white suite, including a bath with shower over.

White tiling creates a fresh, bright and contemporary finish.











Garden & Grounds

The gardens are a particular feature of this appealing home. The property can be accessed around its perimeter, with established planting and a pathway providing convenient side access to the garage. The front garden is beautifully maintained, with mature trees, including a fig tree, established wisteria, colourful rose bushes and a variety of shrubs. Together, these create a charming and welcoming approach to the house.

To the rear, two sets of double patio doors connect the principal living spaces with the garden, creating an ideal setting for outdoor dining and entertaining. A paved patio provides space for garden furniture, while the lawn is bordered by an abundance of established shrubs. Several seating areas offer peaceful places to relax and enjoy the surroundings. The rear boundary benefits from recently replaced fence panels, while the garden retains its attractive outlook across the open meadow beyond. A useful garden shed provides additional storage, and there is access to the field behind the property.

A particularly appealing feature of this property is its relationship with the 20-acre meadow directly to the rear. The meadow was purchased by Laverstock Water Meadows Limited, a company comprising 18 properties backing onto the land. As part of the purchase of Fallowfield. There is currently an annual contribution of £200 towards the maintenance of the meadow.

This arrangement helps preserve the attractive open outlook enjoyed from the rear of the property and offers a distinctive benefit for those who value green space and a connection with the surrounding landscape.

Location & Amenities

Fallowfield is situated in Laverstock, a popular residential area on the outskirts of Salisbury, Wiltshire. The location combines a peaceful residential setting with convenient access to the historic cathedral city of Salisbury and its range of shopping, leisure and educational facilities.



Salisbury city centre offers an extensive selection of independent shops, national retailers, cafés, restaurants and cultural attractions, including the renowned Salisbury Cathedral. The surrounding area provides opportunities for countryside walks and outdoor recreation, with the open meadow immediately behind the property adding to its appeal. Laverstock is well placed for access to local amenities and schools, while Salisbury railway station provides services to destinations including London Waterloo. Road links connect the area with the wider Wiltshire region and beyond.

The property's position at the end of a quiet close, combined with its generous accommodation, mature gardens and attractive meadow views, makes it an appealing choice for families and buyers seeking a spacious home in a peaceful yet accessible location. Overall, 21 Chestnut Close presents a wonderful opportunity to acquire a substantial five-bedroom home with versatile living accommodation, established gardens, ample parking and the added benefit of a shareholding connected with the adjoining 20-acre meadow.

Additional Information

Postcode: SP1 1SL

What3words: ///wide.cars.paused

Services: Mains electric, gas and water. Gas fired central heating. Ofcom suggests that superfast broadband is available and all major mobile networks offer good service. Wessex alarm system.

Tenure: Freehold

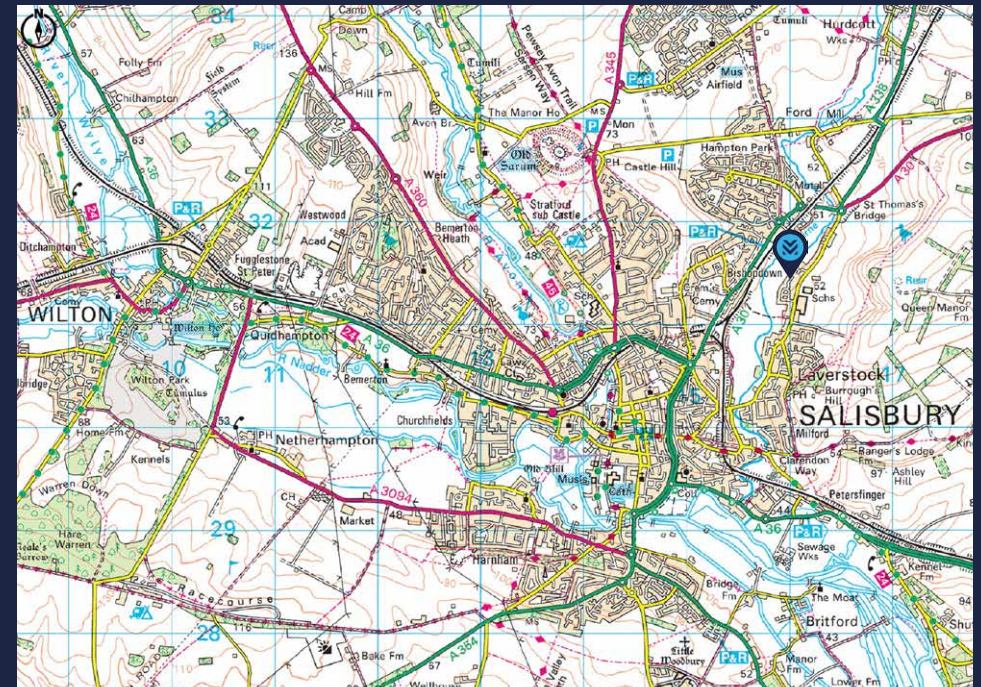
Council Tax Band: F

EPC rating: C (72)

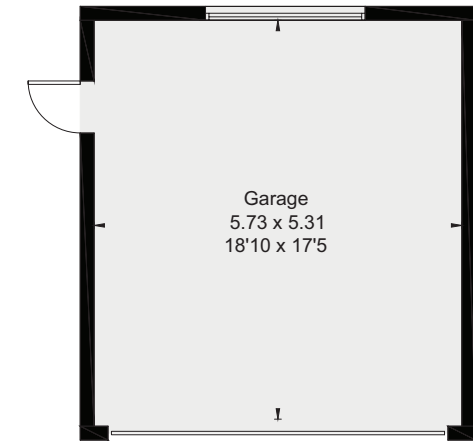
Square Footage: 1781

Fixtures and Fittings: Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale (take out the garden reference for flats etc).

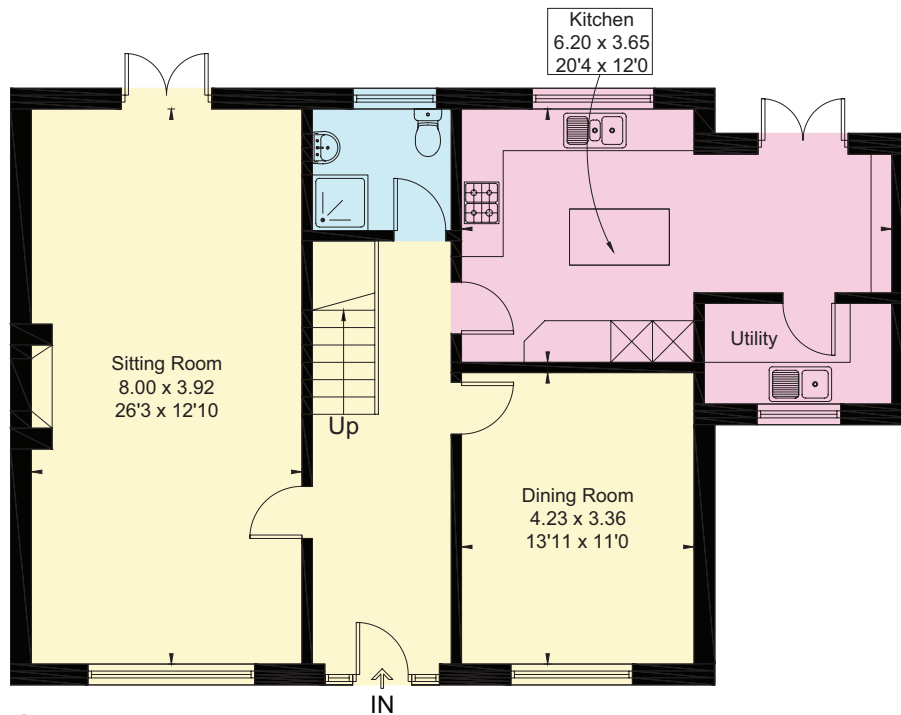
Viewings: Strictly by appointment with the sole selling agents Myddelton & Major



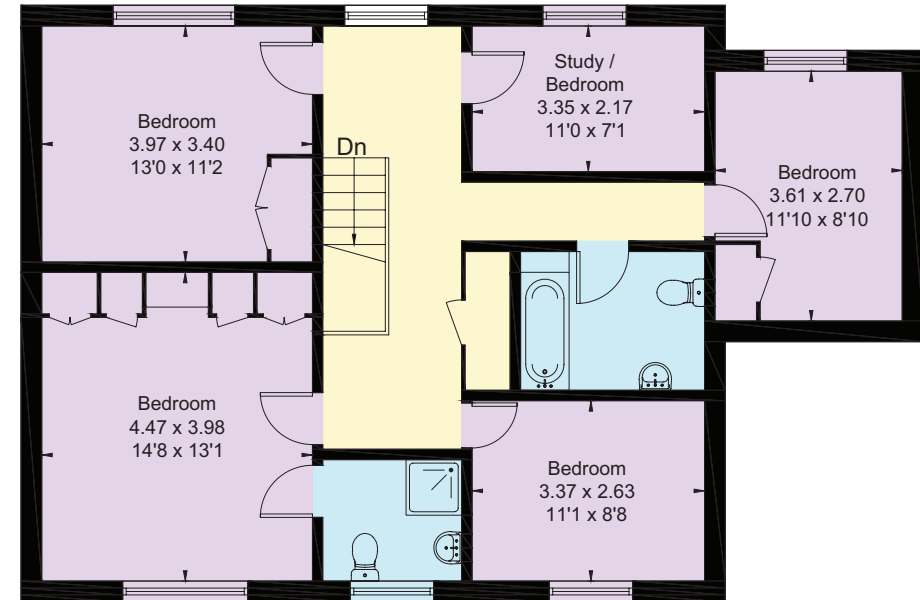
Approximate Floor Area = 173.8 sq m / 1871 sq ft
Garage = 30.5 sq m / 328 sq ft
Total = 204.3 sq m / 2199 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



Contact

Call: 01722 337 575

Email: residential@myddeltonmajor.co.uk

Click: myddeltonmajor.co.uk

Visit: 49 High Street, Salisbury, SP1 2PD