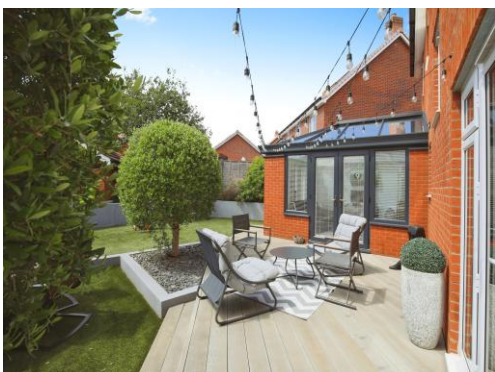




**Connells**

Beckingham Road  
Amesbury Salisbury



## Property Description

An imposing, double fronted, Bovis-built house with orangery extension and beautiful landscaped garden which is perfect for entertaining. As well as the garage and driveway to the right, there is also a second double width driveway to the left. The property is located within minutes of the A303 and Salisbury.

## Entrance Hall

Access to cloakroom, lounge and kitchen/dining room, return staircase to first floor landing with window to half landing.

## Cloakroom

Comprising a WC and wash hand basin.

## Large Lounge

19' 3" x 14' max ( 5.87m x 4.27m max )  
Double aspect to front and rear, French doors to garden.

## Orangery

12' 5" x 10' ( 3.78m x 3.05m )  
Antico-style floor, display recess, downlighters, French doors to garden

## Kitchen/ Dining Room

18' x 10' extending to 12' 5" max ( 5.49m x 3.05m extending to 3.78m max )  
Comprising a single drainer sink unit, range wall and base units with work surfaces over,

built in double oven, five ring gas hob unit with hood over, built in and concealed dishwasher, built in fridge and freezer, built in washing machine, downlighter spots, dual aspect with French doors to garden.

## Landing

Airing cupboard.

## Master Bedroom

13' x 10' 5" ( 3.96m x 3.17m )  
Built in triple wardrobe.

## Ensuite

Comprising a double shower cubicle with pedestal wash hand basin and WC, downlighter spots.

## Bedroom Two

11' x 10' ( 3.35m x 3.05m )  
Front aspect.

## Bedroom Three

11' x 8' 4" ( 3.35m x 2.54m )  
Rear aspect.

## Bedroom Four

8' x 8' ( 2.44m x 2.44m )  
Front aspect.

## Bathroom

Comprising a panel enclosed bath with built in shower and glass screen, wash hand basin, WC, downlighter spots, heated towel rail.

## Outside

### Landscaped Garden

A lovely, landscaped garden with long life composite decking and mature shrub borders and small trees. There is a further hidden area with patio, side access and a personal door to the garage.

### Garage

With power and light and personal door to the garden.

### Further Double Width Driveway

To the left of the property









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01980 622 662**  
**E [amesbury@connells.co.uk](mailto:amesbury@connells.co.uk)**

Unit 3 23 Salisbury Street AMESBURY  
 SALISBURY SP4 7AW

EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/ABY308744](http://connells.co.uk/Property/ABY308744)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ABY308744 - 0008