

The Hayloft  
East Winterslow





## RESERVED. Fantastic three bedroom new build barn set in a semi-rural position in the popular village of Winterslow.

The Hayloft Back Drove,  
Salisbury, SP5 1RY

Guide Price  
£695,000



### Features

- Two Mile Walk to Silver Plough Pub.
- High Specification
- Builders Warranty
- Fantastic Dual Aspect Kitchen/Living Area
- Under-floor Heating to the Ground Floor
- Air Source Heat Pump
- Ground Floor Bedroom with Ensuite and Dressing Room
- Separate Sitting Room/Snug/Study
- Private Parking for Three Cars
- Countryside Views

### Tenure

Freehold

### EPC Rating

B (83)

### Outgoings

Council Tax Band: New Build

### Size

1505.00 sq ft

### Description:

RESERVED! A brand new high specification property in a semi-rural setting with lovely countryside views. Now completed, this property is one of just three built, all individual in style and boasting underfloor heating and an air source heat pump.

The front door leads to the hallway from which there are doors to the cloakroom, a coat cupboard and the main bedroom suite which comprises a double bedroom, shower-room and dressing room. There is also access to the fantastic dual aspect kitchen/living area which boasts sliding doors to the garden. The utility and snug are accessed off this room also. The open-plan kitchen/living area will have floor and wall units, Quartz worktops, Quooker tap, Bosch and Hotpoint appliances including induction hob with extractor, fridge/freezer and dishwasher.

On the first floor are two further double bedrooms, one with an ensuite shower-room and a family bathroom.

### Specification:

Luxuriously appointed bathrooms with Roca sanitary ware, taps and showers  
Heated towel rails and vanity units  
Underfloor heating  
Air Source Heat Pump  
Flooring - carpets & LVT flooring, with tiled bathrooms  
Oak veneer internal doors with quality fittings

### Outside:

Wrap around garden and private parking for three cars.

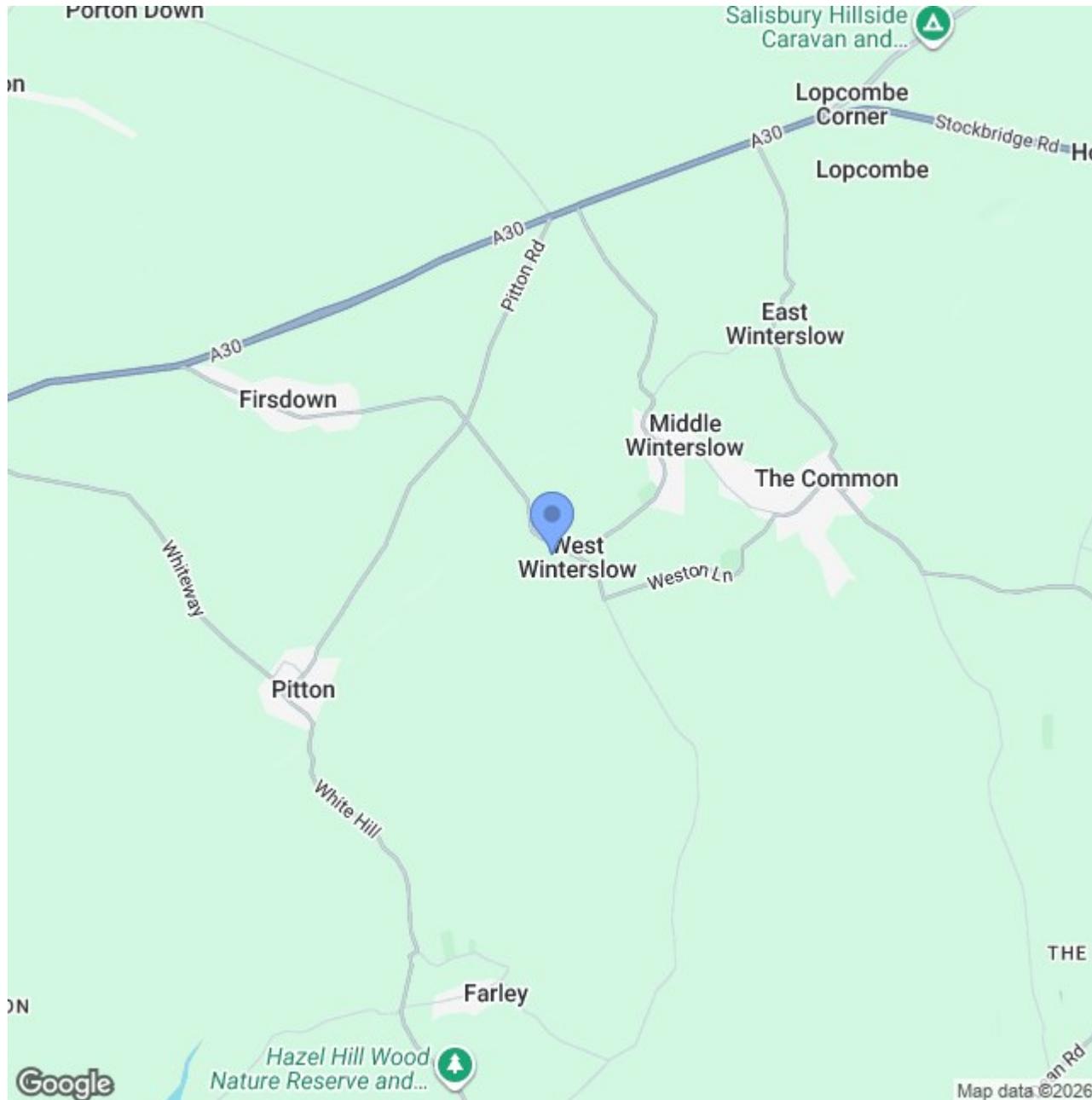
Ground Floor: Open-plan Kitchen/Living Area, Utility, Snug, Cloakroom, Main Bedroom, Shower-room, Dressing Room.

First Floor: Two Double Bedrooms, Ensuite Shower-Room, Family Bathroom

Outside: Garden and Parking for three cars.

### Location:





The pretty rural village of West Winterslow is surrounded by picturesque countryside ideal for enjoying various rural pursuits such as walking, riding and cycling. The Barns are located down a rural road a few minutes walk from the village Church and only 2 miles to the well known Silver Plough pub in Pitton. Winterslow offers a fantastic range of local amenities within close proximity including a village shop, post office, doctors' surgery, pub, a modern village hall, a deli kitchen and two large recreation grounds. There is also a wonderful pre-school group and a local primary school.

The Winterslows are located approximately seven miles north east of the Cathedral city of Salisbury which has excellent recreational facilities including a cinema, leisure centre, arts centre, Post Office and theatre. The city also offers a thriving shopping centre and traditional market with a good train station offering London Waterloo in approximately 1hr 30mins, Salisbury has a wide choice of primary and secondary schools, including both grammar schools, which boast excellent Ofsted reports.

Grateley Station is 9 miles to the north of Winterslow and also offers fast links (1hr 20mins) to London. Only 10 miles distant is Stockbridge with its boutique shops and independent cafes and restaurants.



# The Hayloft



Illustration for identification purposes only, measurements are approximate, not to scale.



Myddelton  
& Major™

Call. 01264 810400  
Email. [Stockbridgeresidential@myddeltonmajor.co.uk](mailto:Stockbridgeresidential@myddeltonmajor.co.uk)  
Click. [www.myddeltonmajor.co.uk](http://www.myddeltonmajor.co.uk)  
Visit. The Old Police House High Street, Stockbridge,  
Hampshire, SO20 6HE

