



THE HAYLOFT, BACK DROVE, THE STREET, WEST WINTERSLOW, SALISBURY SP5 1RY

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



THE HAYLOFT, BACK DROVE, THE STREET, WEST WINTERSLOW, SALISBURY SP5 1RY

PRICE GUIDE: £695,000

The Barns is a fabulous development of only three detached dwellings under construction by Rivendale Developments. All three properties, Meadow Barn, The Hayloft and Dove Barn are unique in both design and appearance and, will all be finished to the same exacting standards.

The Barns is located on the very edge of Winterslow along Back Drove within a lovely semi rural setting.



The Barns is presently under construction and will be completed to the highest standard by Rivendale Developments.

The specification for each of the properties will include

High end kitchen with quality fittings

NEFF/Bosch appliances including induction hob with extractor, double oven, fridge/freezer, dishwasher (or similar)

Wine Cooler (Meadow Barn & The Hayloft)

Luxuriously appointed bathrooms with Roca sanitary ware, taps and showers. Heated towel rails and vanity units

Underfloor heating (ground floor) with radiators to first floor (Meadow Barn & The Hayloft) - Air Source Heat Pump

Flooring - carpets & LVT flooring, with tiled bathrooms

Oak veneer internal doors with quality fittings

Mains electricity, water and drainage

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band - to be assessed. All mains services connected. Mains Electricity, Water and Drainage. Fully double glazed.

LOCATION: Winterslow, a sought after location to the north east of Salisbury, offers a range of facilities including a thriving village stores/post office, a popular country inn, a highly regarded primary school and pre-school group. Other amenities include a doctor's surgery, modern village hall and two recreation grounds and there are many walks in the surrounding Wiltshire countryside. The cathedral city of Salisbury offers a more comprehensive range of recreational amenities, shopping facilities including a market each Tuesday and Saturday and a wide range of schooling, both state and private including two grammar schools and a college of further education. Salisbury has a mainline railway station, also stopping at Grateley, serving London, Waterloo and the West Country. Although a rural environment, access to the M3 and M25 is easily obtained via the A303 to the north east and to Southampton via the A36/M27 to the south.

DIRECTIONS: From the city of Salisbury proceed in a north easterly direction along the A30 London Road in the direction of Andover. After approximately 3.5 miles turn right into Firs Road just before Salt Delicatessen, signposted Firsdawn. Proceed down the hill through Firsdawn, straight over the crossroads and up the hill towards Winterslow. On the crest of the hill, turn right, signposted Back Drove, and park in the church car park. The site is located further down on The Drove.

what3words: [///prospers.means.harmony](https://www.what3words.com/prospers.means.harmony)

The Hayloft Back Drove The street
West Winterslow Salisbury SP5 1RY

Approximate Gross Internal Area
1505 sq ft - 140 sq m

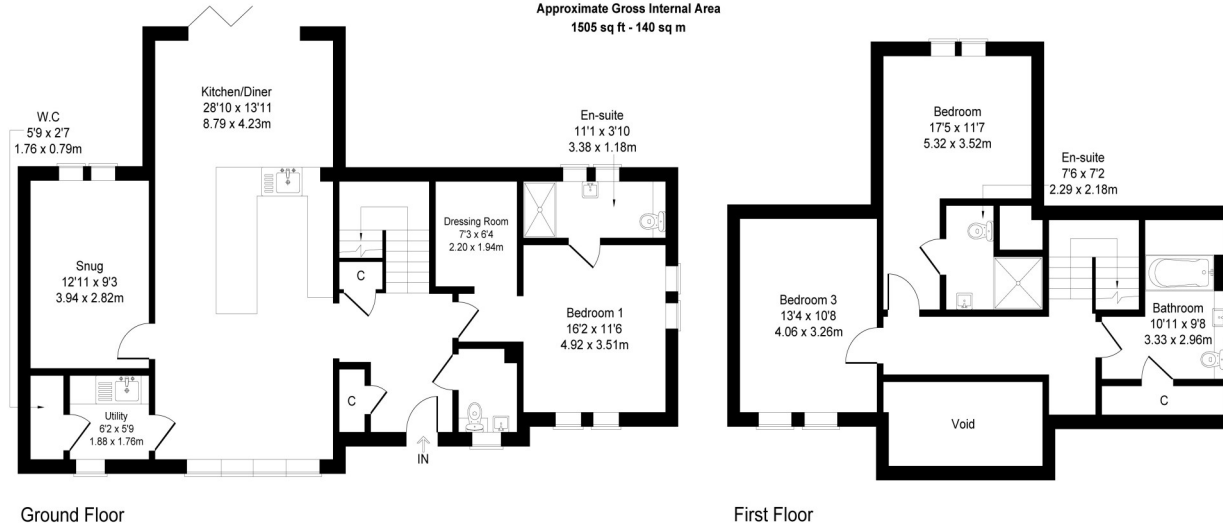


Illustration for identification purposes only, measurements are approximate, not to scale.



**NEW BUILD
GOLD STANDARD**

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations.

All interested parties must themselves verify their accuracy. Ref: 10783.