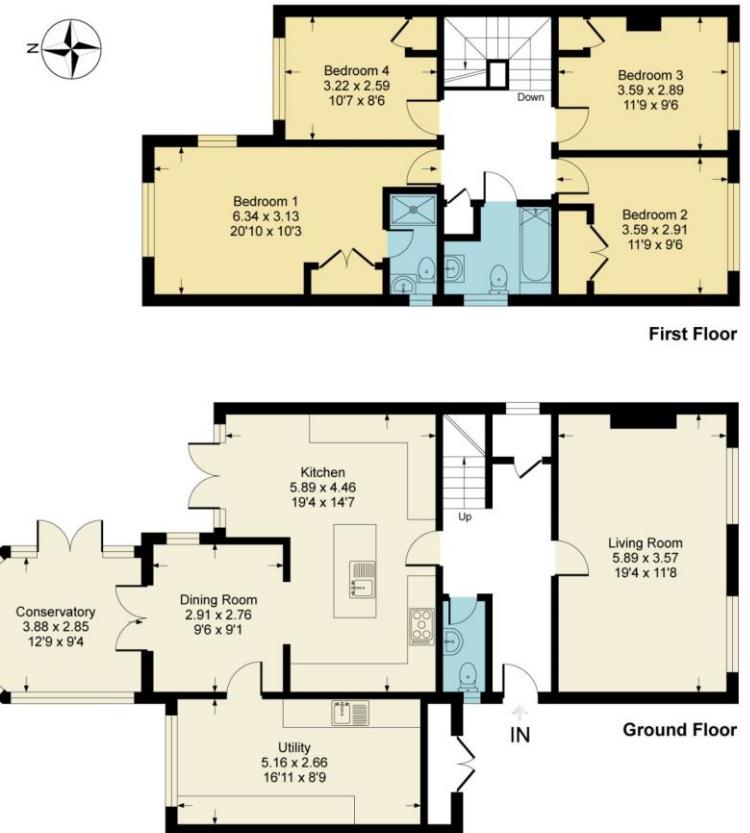


Old Farmhouse Close, SP9
Approximate Gross Internal Area = 158.6 sq m / 1708 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

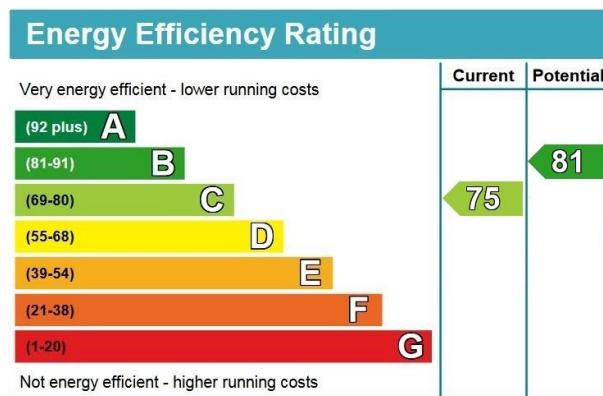


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ESTATE AGENTS



Old Farmhouse Close, Shipton Bellinger

Guide Price £595,000 Freehold



NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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This impressive four-double-bedded, detached family home is located in the sought-after village of Shipton Bellinger, with excellent proximity to open countryside and the transport network. The property benefits from over 1700 square feet of living space along with driveway parking and an EV charging point, solar panels plus, a large, mature garden to the rear with the River Bourne passing through. Well-presented throughout, the accommodation comprises a first floor with an entrance hallway, an expansive living room, complete with a modern wood-burning stove, a cloakroom, a kitchen with its own snug and an open flow into a dining room, a good-sized utility room and a conservatory. The first floor provides a dual-aspect master bedroom suite, three further double bedrooms and a family bathroom. Viewing is highly recommended in order to fully appreciate everything that this unique property has to offer.

The property has an excellent flow along with a simple but very effective layout on both floors, making it an ideal candidate for those potentially looking to upsize. The entrance hallway sits centrally on the ground floor with attractive Carrera floor tiles, access to the cloakroom and built-in storage. The living room spans the front of the ground floor, with two large windows to the south-facing front and a modern wood-burning stove set within an original open fire recess on a granite hearth. The kitchen and snug, along with the dining room form a large, open-plan area to the rear of the ground floor with access from the snug to the rear garden. The dining room has access to the conservatory, which also provides access to the rear garden. The utility room is located alongside the kitchen, converted from an original attached garage.

On the first floor, the master bedroom suite has a dual aspect with views across the garden to the rear and the wooded escarpment of Shipton Wood beyond and features built-in wardrobe storage and an adjoining ensuite shower room. There are three further double bedrooms, all featuring built-in wardrobe storage. The rear garden adjacent to the property has a patio area that wraps around both sides of the conservatory with gated side access to the front of the property. A footbridge crosses the River Bourne to the main garden area, mainly laid to lawn with mature flower and shrub beds, mature hedging and trees. A paved path leads to one of two summerhouses and a garden shed.

The village of Shipton Bellinger lies approximately 13 miles north of Salisbury and 12 miles west of Andover on the eastern edge of Salisbury Plain. Shipton Bellinger has many local amenities, including a Primary School, a convenience store and a mobile post office, a garage, a Sports & Social Club, a Church and a Village Community Centre. A wider range of shopping and recreational facilities are available in nearby Salisbury, Tidworth, Amesbury and Andover. The A303 is close by and provides a link to the M3 and on to London. Mainline rail services are available from both Grateley (4 miles) and Andover (9 miles) to London Waterloo or Pewsey (12 miles) to London Paddington. The area is well known for its good schooling with a choice of village primary schools and notable independent and grammar schools nearby. With a location on the edge of Salisbury Plain, there are superb walking opportunities literally on the doorstep. Old Farmhouse Close can be found off the High Street to the east of the village.

