



**Connells**

Beechwood Clarendon Road  
Alderbury Salisbury



## Property Description

Offering to the market this extended semi-detached house in Clarendon Road, Alderbury. This spacious property offers two reception rooms, a large kitchen, utility room and cloakroom on the ground floor. One the first floor are five good sized bedrooms plus a bathroom and a shower room. The property has large garage, driveway, front garden and large rear garden.

Alderbury is a small village situated on the banks of the River Avon and is surrounded by beautiful countryside. The village is known for its peaceful and tranquil atmosphere, and there are many walking and cycling trails that allow visitors to explore the surrounding countryside. The village is also home to a number of local shops and businesses, including a post office, a pub, and a village hall, which hosts a variety of community events throughout the year. Alderbury is located approximately 5 miles to the South East of Salisbury.

Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country.

## Porch

6' 6" x 3' 7" ( 1.98m x 1.09m )

## Hallway

Doors to lounge and dining room, stairs to first floor.

## Lounge

12' 5" x 11' 11" ( 3.78m x 3.63m )

Window front aspect.

## Dining Room

13' x 10' 11" ( 3.96m x 3.33m )

Window front aspect, door to kitchen

## Kitchen

14' 4" x 11' 10" ( 4.37m x 3.61m )

Comprising wall & base units with work surfaces above, space for cooker, fridge, freezer. and dishwasher. Space for table and chairs. Window rear aspect. Door to utility room.

## Utility Room

6' 1" x 5' 9" ( 1.85m x 1.75m )

Window and door rear aspect, door to cloakroom.

## Cloakroom

Comprising wash hand basin, WC and heated towel rail. Window rear aspect.

## Landing

Doors to bedrooms, bathroom & shower room

## Bedroom One

13' 10" x 10' 11" ( 4.22m x 3.33m )

Window front aspect.

## Bedroom Two

11' 11" x 12' 6" ( 3.63m x 3.81m )

Window front aspect.

## Bedroom Three

11' 8" max x 9' 11" max ( 3.56m max x 3.02m max )

Window to rear. Built in large cupboard.

## Bedroom Four

11' 7" x 8' 4" ( 3.53m x 2.54m )

Window front aspect.

## Bedroom Five

11' 1" x 11' 4" ( 3.38m x 3.45m )

## Bathroom

Comprising panel enclosed bath with hand held shower attachment, pedestal wash hand basin, WC. Window rear aspect.

## Shower Room

Comprising shower cubicle, pedestal wash hand basin, WC. Window rear aspect.

## Outside

### Rear Garden

Generously sized rear garden. Patio adjacent to the rear of the property providing an area perfect for entertaining and al-fresco dining. Large expanse of lawned area enclosed by mature shrubs, hedges and trees.

### Front Garden

Long front garden with path to front door. Fronted by mature hedges with cottage style planting and lawns to the sides.

### Parking

Concrete driveway for two cars.

### Garage

22' x 14' 8" ( 6.71m x 4.47m )

With manual lift door both ends.









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 01722 328 562**  
**E [salisbury@connells.co.uk](mailto:salisbury@connells.co.uk)**

46-50 Castle Street  
 Salisbury SP1 3TS

EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

**[check out more properties at connells.co.uk](http://connells.co.uk)**



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: SAL307852 - 0006