

Meadow Barn
West Winterslow







A new build house, with stunning views, built in a traditional barn style by Rivendale Homes in the popular village of Winterslow.

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

Guide Price:
£,695,000



- 3 Bedrooms
- Parking for 3 Cars
- 2 En-Suites
- Open Plan Kitchen/Dining/Living
- Fantastic Walking

- Popular Village with Amenities
- Flexible Living Spaces
- Popular Village Location
- 10 Year Warranty
- Chain Free

The Property

As a new build rather than a barn conversion, Meadow Barn is the best of both worlds, with modern specification and energy efficiency and yet the character of a traditional agricultural barn. The construction is traditional block built under a slate tiled roof with traditional weather boarding covering the external elevations. The large feature window to the front provides a fantastic light living space, whilst giving the appearance of filled in large double barn doors. One of three brand new high specification 'Rivendale Gold Spec' properties nearing completion in a semi-rural setting within the popular village of West Winterslow. Each property is individual in style and boasts underfloor heating, air source heat pump, Quooker tap and Quartz worktop.

The front door leads to the light and spacious hallway which has a useful coat cupboard and has the access to a fantastic double aspect kitchen/living/dining area which will no doubt be the heart of the home. The sitting room, with its vaulted ceiling, opens up to the south-east facing patio with patio doors.

The kitchen /living area has Symphony floor and wall units, Quartz worktops, Quooker tap, Bosch, Hotpoint and Elica appliances including induction hob with extractor, fridge/freezer, wine cooler and dishwasher. From the second hallway there are two bedrooms (one en-suite) and a bathroom. Upstairs, the principle bedroom benefits from having an en-suite shower room and dressing area.

Services - Mains electricity, water and drainage are connected. Heating by air-source heat pump.

Tenure

Freehold

EPC Rating

B (85)

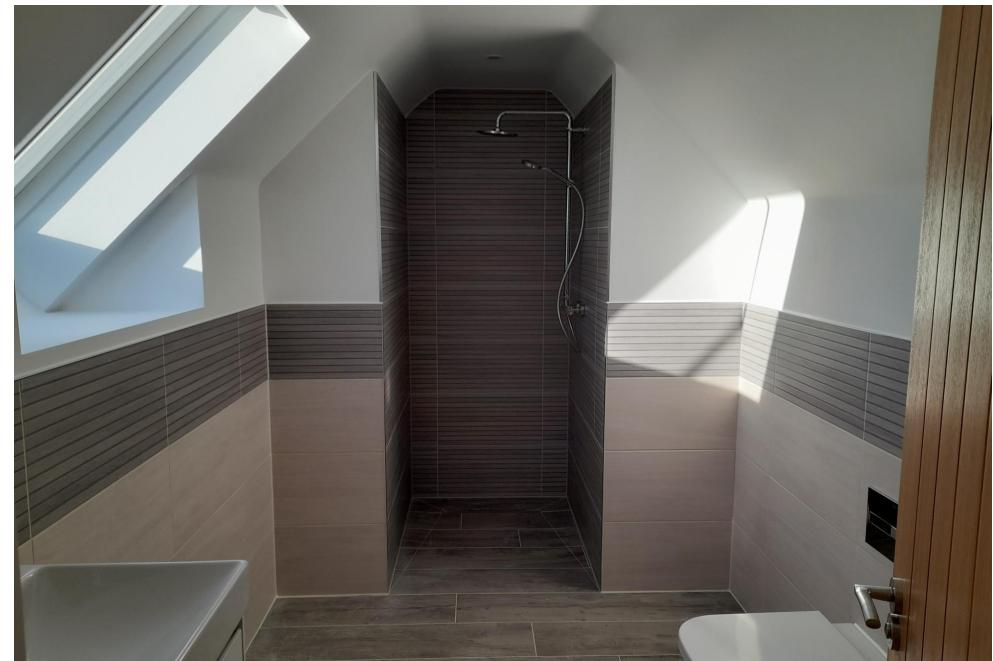
Outgoings

Council Tax Band: TBC

Size

1,649 sqft (total)

Stockbridge 10 Miles • Salisbury 7 Miles • Grateley Station 8 Miles





Outside

Meadow Barn has been fully landscaped with block paved parking, turfed lawn and a patio aside the French doors to the living room, fully finished for low maintenance or a blank canvas for a gardener to get their teeth into. There is a second garden space accessed, off the Drove, to the South East of the house.

Location

The pretty rural village of West Winterslow is surrounded by picturesque countryside and set off the main roads making it a quiet place to live and ideal for enjoying various rural pursuits such as walking, riding and cycling with the Clarenden Way and Bentley Woods on the doorstep. The Barns are located down a rural byway a few minutes walk from the village Church. 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.



Meadow Barn



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

Disclaimer Notice

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Specification

Internal Finish

- Oak veneer internal doors with quality door furniture.
- Bespoke oak timber feature staircase.
- LVT flooring throughout downstairs (snug carpeted)
- High quality carpet in bedrooms and snug.

Kitchen

- Extensive high specification wall and floor units in white and charcoal from Symphony.
- Island Unit comfortably sits three people and provides additional storage and food preparation area.
- Worktops—20mm black quartz
- Quooker combination to tap.
- Bosch integrated appliances including vented induction hob, double oven, fridge freezer and dishwasher.
- Franke sink.
- Kitchen unit and worktop spec continued into utility.

Bathroom & En-Suites

- Luxuriously appointed bathrooms with Roca sanitary ware.
- Full size bath in bathroom.
- Double shower to en-suite.
- Heated towel rail radiators.
- Wall and floor tiling to bathrooms.
- Vanity units.
- Shaver sockets.
- Window to bathroom and principle en-suite.

Electrical

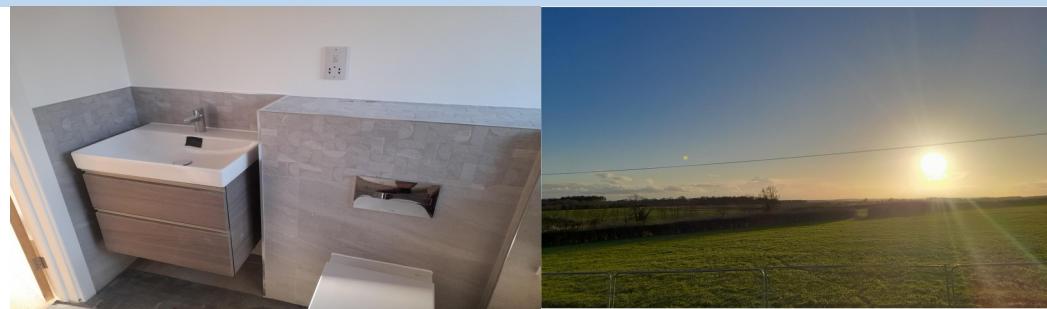
- Chrome light switches to kitchen.
- Feature light fitting in hallway .
- Feature light fitting in dining area.
- Single-phase electrical supply to houset.
- Extensive electrical power, light and telephone outlets.
- Full fibre broadband to property FTTP.
- Fitted smoke detectors and carbon monoxide sensor.

Energy Saving Features

- Air source heat pump providing underfloor heating to ground floor, radiators on first floor.
- High Performance insulation to roof and external walls.
- Energy efficient double glazed windows and doors.

External

- Stone Patios.
- Aluminium double glazed windows, composite front door.
- Weatherboard clad in black.
- Fully turfed.
- Block paved parking area.
- Three parking spaces.
- EV charging point.
- Bike and Bin storage.
- Tap, lighting and power points.
- Picket fence to the front boundary.
- Picket and stock proof fencing to rear and side boundaries.





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