

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## Ardale Southampton Road

Salisbury, SP5 3DX

£475,000



A beautifully presented chalet style bungalow occupying a generous plot within the heart of this popular village. Ardale has been a well loved family home and offers a surprising level of flexible accommodation, potential also exists to extend and personalise the property (subject to consent). Current accommodation comprises entrance porch, hallway, generous sitting room, separate dining room, conservatory, study/reception space, kitchen, utility/porch, ground floor bedroom and bathroom with a further bedroom and cloakroom on the first floor. Outside Ardale has a generous front garden/driveway with parking for numerous vehicles and substantial garage. The rear garden is a delight with an extensive level of mature planting as well as enjoying a southerly aspect. Located in the heart of Whaddon the bungalow is a very short walk from a useful convenience shop and bus stop, the village also benefits from a popular primary school, post office, church, public house and recreation ground/play park. The location provides good access to Salisbury or Romsey/M27. An early viewing is advised.



### Directions

Proceed to Alderbury/Whaddon from Salisbury following the Southampton Road through the village, after passing the village hall and recreation ground on your right Ardale can be found a short distance beyond Canal Lane.

### Entrance Porch

Double glazed. Obscure glazed door to:

### Entrance Hall

Full height cupboard housing Wiesmann gas combination boiler, radiator.

### Sitting Room 17'2" x 11'1" (5.25m x 3.4m )

Double glazed window to front and side aspects, two radiators, feature fireplace with polished stone hearth and wall lights.

### Reception/Study Space 11'7" x 8'4" ex to 8'10" (3.55m x 2.55m ex to 2.7m )

Double glazed windows to side aspect, open stairs to first floor and radiator.

### Dining Room 11'1" x 8'6" (3.4m x 2.6m )

Radiator and open plan to:

### Conservatory 9'2" x 6'6" (2.8m x 2m )

Lovely double glazed construction with performance roof providing a lovely view over the garden. Radiator and power.

### Kitchen 12'3" max x 8'8" (3.75m max x 2.65m )

Matching range of shaker style wall and base units with worksurface over. Inset gas hob with double oven under and extractor hood. Integral serving refrigerator and freezer, inset 1 ¼ bowl sink unit with mixer tap, tiled splashbacks. Double glazed windows to side and rear aspects and radiator. Part glazed door to:

### Utility Room 5'8" x 5'2" (1.75m x 1.6m )

Plumbing and space for washing machine with worksurface over, inset sink unit, tiled floor, electric heater and double glazed door and window.

### Rear Porch

Tap and double glazed door and glazing panel to rear garden.

### Ground Floor Bedroom One 10'2" x 10'11" (3.1m x 3.35m)

Double glazed window to front aspect, two built in wardrobes and radiator.

### Ground Floor Bathroom

Modern, white suite comprising concealed cistern WC, vanity basin and corner shower enclosure with Mira thermostatic shower. Tiled walls and floor, heated towel rail and obscure double glazed window.

### First Floor Landing

Landing Area - Access to eaves storage with Velux window.

### Bedroom Two 21'3" max x 10'11" max (6.5m max x 3.35m max )

Formerly two bedrooms (which could be reinstated). Double glazed windows to either side, access to eaves storage, two radiators and pedestal basin. Sliding door to:

### Cloakroom

Low level WC, wall light.

### Outside

To the front of the bungalow is an expansive tarmac drive and turning/parking area for 4/5 cars comfortably. Attractive stoned area of garden with range of planting, shaped area of lawn with flower bed all well enclosed by post and rail fencing and hedgerow. A brick paved driveway continues to the side of the bungalow partly covered by a car port, providing parking for another three vehicles and also providing access to the garage, high level gate to rear garden. Immediately outside the rear porch and conservatory is an expansive sandstone patio with pedestrian access to either side. Well stocked flower bed, garden shed and greenhouse. Beyond is a gravelled area with further range of planting and well stocked flower bed. Toward the far end of the garden is an area of lawn with mature ornamental trees and shrubs, gravelled seating area and screened garden shed.

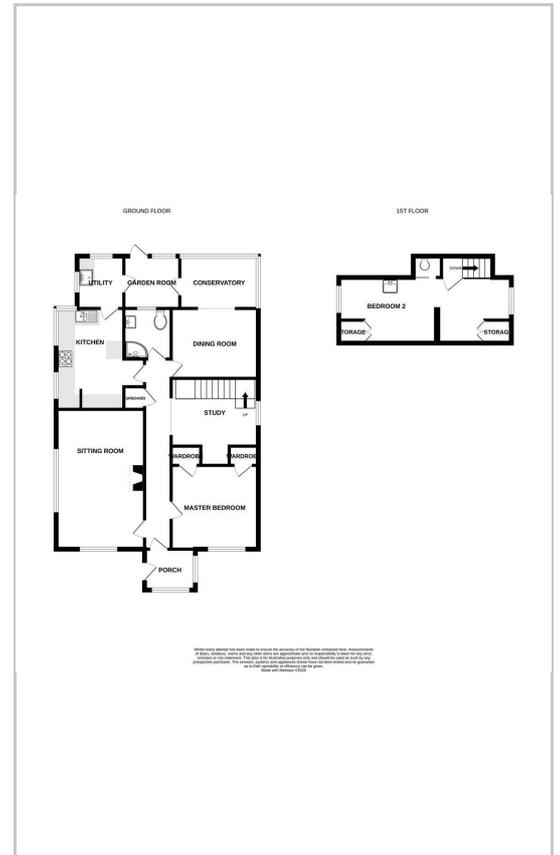
### Garage

Automated roller door, windows to side and rear. Power and light.

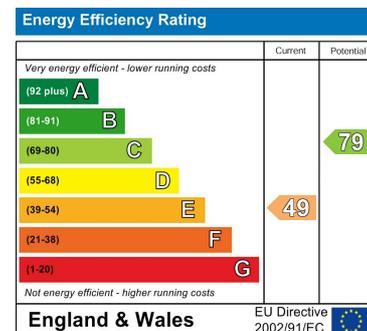
## Area Map



## Floor Plans



## Energy Efficiency Graph



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