



**Connells**

Espada Main Road  
Winterbourne Dauntsey Salisbury



## Property Description

Offering to the market, with no onward chain, this very well presented detached house in the highly desirable village of Winterbourne Dauntsey near Salisbury. The property has an entrance hall, kitchen, spacious lounge and separate dining room, study and cloakroom on the ground floor. The first floor has four generous bedrooms and a family bathroom. There is a garden with well stocked mature planting to the front and the rear garden has a patio accessed directly from the living room. To the front of the property there is a tarmac area which provides off road parking for two to three cars. To the rear of the property there is also a double garage which can be accessed via a private lane to the right hand side of the house. Winterbourne Dauntsey is a village in the Bourne Valley on the A338 approximately 3.5 miles north east of the medieval city of Salisbury. There is a local pub, nursery, pre-school & primary school within walking distance. A bus service runs to and from Salisbury and bus services run from the village to schools in Salisbury & Laverstock.

The medieval city of Salisbury offers a range of amenities, these include, supermarkets, high-street shops, twice weekly markets, copious restaurants, pubs and bars, a theatre, the arts centre, 2 cinemas, leisure centres and gyms and renowned state and private schools. These include Bishop's Wordsworth School & South Wilts Grammar School. There are direct rail links to London Waterloo, Bristol & Southampton.

### Entrance Hall

Doors to kitchen, dining room, study & cloakroom. stairs to first floor. Understairs storage cupboard.

### Kitchen

9' 7" x 6' 11" ( 2.92m x 2.11m )  
Comprising wall & base units with work surfaces above, oven & hob, sink drainer, spaces for washing machine, fridge freezer & dishwasher, boiler concealed in cupboard, pantry cupboard, door to side aspect, window front aspect,

### Lounge

17' 9" x 11' 11" ( 5.41m x 3.63m )  
Fireplace, patio doors to garden, open plan to dining room.

### Dining Room

11' 5" x 10' 5" ( 3.48m x 3.17m )  
Window rear aspect.

### Study

11' 11" x 7' ( 3.63m x 2.13m )  
Window front aspect.

## Landing

Doors to bedrooms, bathroom & airing cupboard. Window side aspect.

## Bedroom One

12' x 11' 3" ( 3.66m x 3.43m )

Window rear aspect

## Bedroom Two

10' 2" x 11' 6" ( 3.10m x 3.51m )

Window rear aspect

## Bedroom Three

10' 3" x 7' 10" ( 3.12m x 2.39m )

Window front aspect

## Bedroom Four

11' 11" x 7' 4" ( 3.63m x 2.24m )

Window front aspect

## Bathroom

Comprising panel enclosed bath with shower over, pedestal wash hand basin, WC. Window side aspect.

## Cloakroom

Comprising wash hand basin & WC, window side aspect.

## Outside

## Rear Garden

Patio adjacent to patio doors with room for table and chair- ideal for al-fresco dining & entertaining, lawn with raised beds and planted area with mature shrubs and plants. There is also another small plot of land directly behind the garages.

## Double Garage

17' 8" x 18' ( 5.38m x 5.49m )

Electric up and over doors. Accessed by shared driveway to the side of the property.

## Front Garden

Enclosed with hedging with lawn and borders containing a range of mature plants and shrubs.

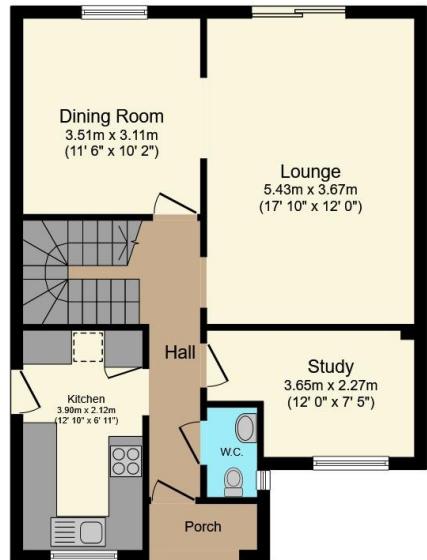
## Parking

Off road parking spaces for two or three cars situated before the front garden.

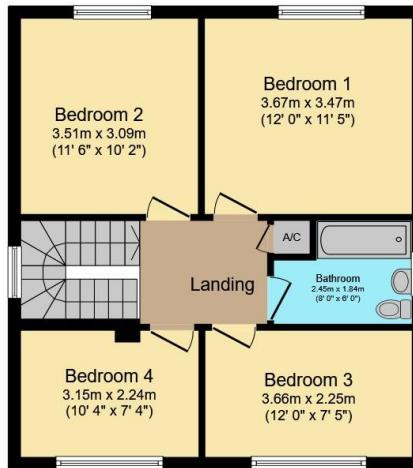




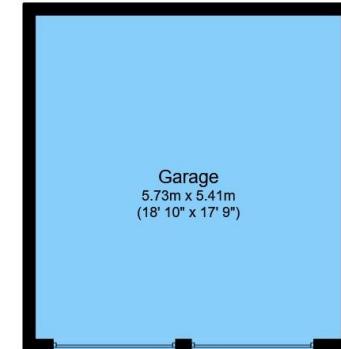




**Ground Floor**



**First Floor**



**Garage**

Total floor area 145.1 m<sup>2</sup> (1,562 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C    Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/SAL308108](http://connells.co.uk/Property/SAL308108)**



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