







For Suns | £775,000

Frenchmoor Lane, East Dean, Salisbury, SP5 1HA

Henshaw Fox









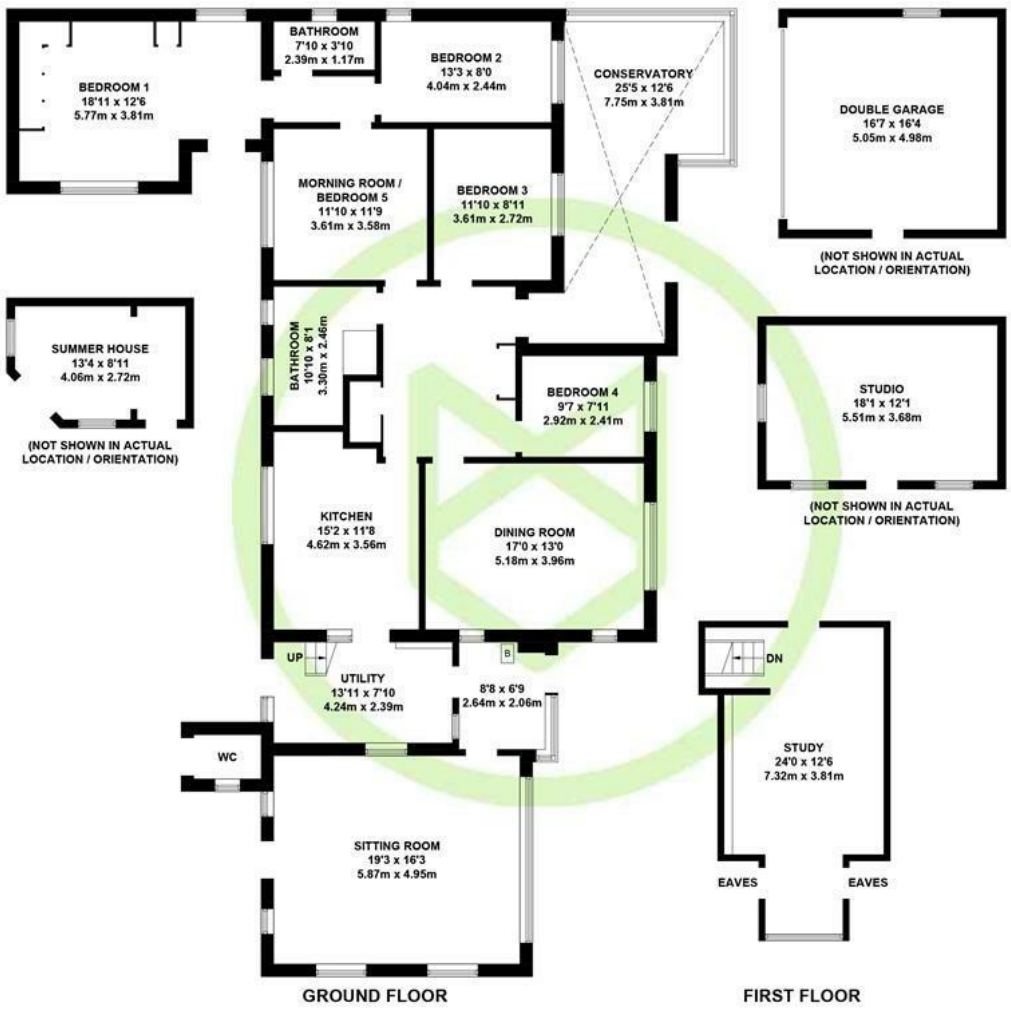




For Suns

Frenchmoor Lane, East Dean, Salisbury, SP5 1HA

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 2199 SQ FT / 204.3 SQ M
FIRST FLOOR = 266 SQ FT / 24.7 SQ M
OUTBUILDINGS = 619 SQ FT / 57.5 SQ M
TOTAL = 3084 SQ FT / 286.5 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1138291)

Summary

This versatile and much loved family residence enjoys a rural village location nestled at the conclusion of a quiet country lane enjoying a leafy sylvan setting in the tranquil Hampshire village of East Dean. The private and mature grounds extend to 0.43 of an acre offering ample off road parking on the dual entrance driveway as well as a detached double garage. The accommodation could be configured in any number of ways, ideal for multi generational living with an annexe set up and offers five receptions with five bedrooms complemented by two bathrooms, a fitted kitchen and separate utility room. A detached studio/home office is linked via a covered walkway with a summer house, sheds and greenhouse. There is no onward chain and potential for further development subject to planning.

Summary

- A versatile and expansive family residence
- Enviable positioned at the conclusion of a quiet country lane
- Desirable village location
- Five bedrooms and five reception rooms
- Ideal for multi generational living with annexe integrated
- Mature and private grounds extending to 0.43 of an acre
- Dual entrance gated driveway
- Detached double garage and studio/home office
- No onward chain

EPC Rating

Energy Efficiency Rating
Current E
Potential D

For Suns Frenchmoor Lane

East Dean, Salisbury, SP5 1HA

Ground Floor
Glazed French doors open into a large conservatory creating a bright and spacious reception space with a secure inner door to the welcoming entrance hall. The versatile arrangement of rooms could be utilised in any number of ways with a dual aspect dining room overlooking the front aspect via a bay window and a feature stone fireplace as a focal point. Two bedrooms can be accessed from the entrance hall as well as the family bathroom which comprises a panelled bath, separate shower cubicle, wash basin, wc and heated towel rail. A morning room/bedroom leads to the annexe with an inner hall leading to two spacious bedrooms and a bathroom. The fitted kitchen offers a range of white gloss wall and base units with granite effect worksurfaces. An electric oven with extractor hood over are integrated with plumbing and space for white goods. The adjoining utility room offers additional storage space and plumbing for white goods with access to the rear garden and lobby which houses the oil fired boiler. A generous triple aspect sitting room features a coal effect electric fireplace as a focal point with a door to a covered seating area.

First Floor
From the utility room stairs ascend to a spacious study/bedroom with access to the roof space.

Parking
The dual entrance gravel driveway is fitted with new gates and provides extensive parking for numerous vehicles fronting the detached double garage.

Outside
The mature and private gardens are predominantly laid to lawn, extending to 0.43 of an acre set against a leafy tree lined backdrop. Features include a summer house, pond, garden shed, greenhouse and a wc. A detached home office/studio is fitted with power and heating.

Location
This charming property is situated in a pleasant setting enjoying the delights of East and West Dean almost equidistance from Salisbury, Romsey and Stockbridge. Amenities are available in West Dean including a village hall, sports and social club and recreation ground. Dean railway station is a short distance away whilst the neighbouring villages of Lockerley and West Tytherley host village shops and Post Offices. Schooling in the area is excellent, both in private and state sectors and commuter links are within a short drive including the A303, M3 and M27

Sellers Position
No onward chain

Heating
Oil fired heating

Infants & Junior School
Lockerley Ce Endowed Primary School

Secondary School
Danebury School

Council Tax
Band F - Test Valley Borough Council

Terms and Conditions
These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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