

Larchwood
Figheldean





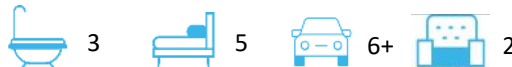
A spacious, five bedroom, detached property with large garden and ample parking

Larchwood, Church Lane

Figheldean, Salisbury, SP4 8JL

Guide Price:

£850,000



- Five bedroom detached property
- Spacious accommodation
- L shaped reception room with wood burner
- Home gymnasium
- Bi-fold doors from dining room opening out into the garden
- Bathroom and two ensembles
- Garden with patio area
- Storage shed and greenhouse
- Ample parking
- Zappi electric car charging point

The Property

Built in 1991, this spacious five-bedroom home boasts 3,402 sq ft and is presented in excellent condition and benefits from a large private garden with a green house, vegetable garden and chicken run. It has ample parking for eight vehicles.

A useful porch area to the front of the property provides ideal storage for coats and footwear. The welcoming and bright entrance hall offers access to all ground floor rooms. The impressive triple-aspect reception room is filled with natural light, comfortably accommodates substantial furnishings, and features a striking wood burner as its focal point.

Extended to the rear in 2011, the property boasts a superb dining area designed for modern family living and entertaining. With ample seating for large gatherings, this space is enhanced by 6m wide bi-fold doors that open directly onto the garden, seamlessly blending indoor and outdoor living and creating a fantastic summer entertaining area.

The kitchen is fitted with high-quality wall and base units with wooden doors, complemented by sleek quartz worktops and a stone-tiled floor. There is space for an American-style fridge freezer, dishwasher, and Range cooker. A dedicated study/home office provides practical flexibility. Three steps lead down from the hallway to a contemporary ground floor cloakroom and the converted garage, currently used as a gym. This versatile space could easily be reinstated as a large garage, used as a second lounge or adapted to create a self-contained annexe, ideal for multi-generational living.

Upstairs, a spacious landing offers additional storage. The generous guest bedroom benefits from a large modern, well-appointed en-suite. There are two further double sized bedrooms and a smaller bedroom currently used as a home office. The master suite is positioned to the rear of the property and features a dressing area, an en-suite bathroom with a large corner bath and separate shower, and built-in storage. Juliet balcony doors overlook the beautifully maintained garden, completing this impressive principal bedroom.

Services - Mains water and drainage, mains electricity, Oil fired central heating, Zappi car charging point

Ofcom suggest that all major mobile networks offer good service and Superfast broadband is available

Tenure

Freehold

EPC Rating

C (74)

Outgoings

Council Tax Band: F

Size

3402 sq ft











Outside

A private road leads from Church Lane to **Larchwood**, offering a discreet and peaceful approach to the property. The tarmac driveway extends to the front and side, providing ample off-road parking. A well-maintained and thoughtfully planted border enhances the frontage, and a Zappi electric vehicle charging point adds modern convenience. There is a private gate with direct access to the countryside and the fabulous walks and scenery that this area has to offer.

Concealed behind the electric roller garage door is a useful storage area, ideal for bicycles and outdoor sports equipment.

The rear garden can be accessed via side gates, the kitchen's rear door, or the bi-fold doors from the dining room, ensuring excellent flow for everyday living and entertaining.

The generous rear garden is fully enclosed by blockwork walls and wooden fencing, creating a safe and private environment ideal for families. A substantial paved patio provides a superb outdoor entertaining area with plenty of space for garden furniture.

The garden is beautifully established, featuring several fruit trees, including apple and pear varieties, while the mature walnut tree becomes a striking focal point during the summer months. Keen gardeners will appreciate the raised timber vegetable beds and the substantial, high-quality Rhino greenhouse. To the rear of the garden, a large wooden shed provides additional storage, along with space for log and kindling storage, plus a chicken coop and run.



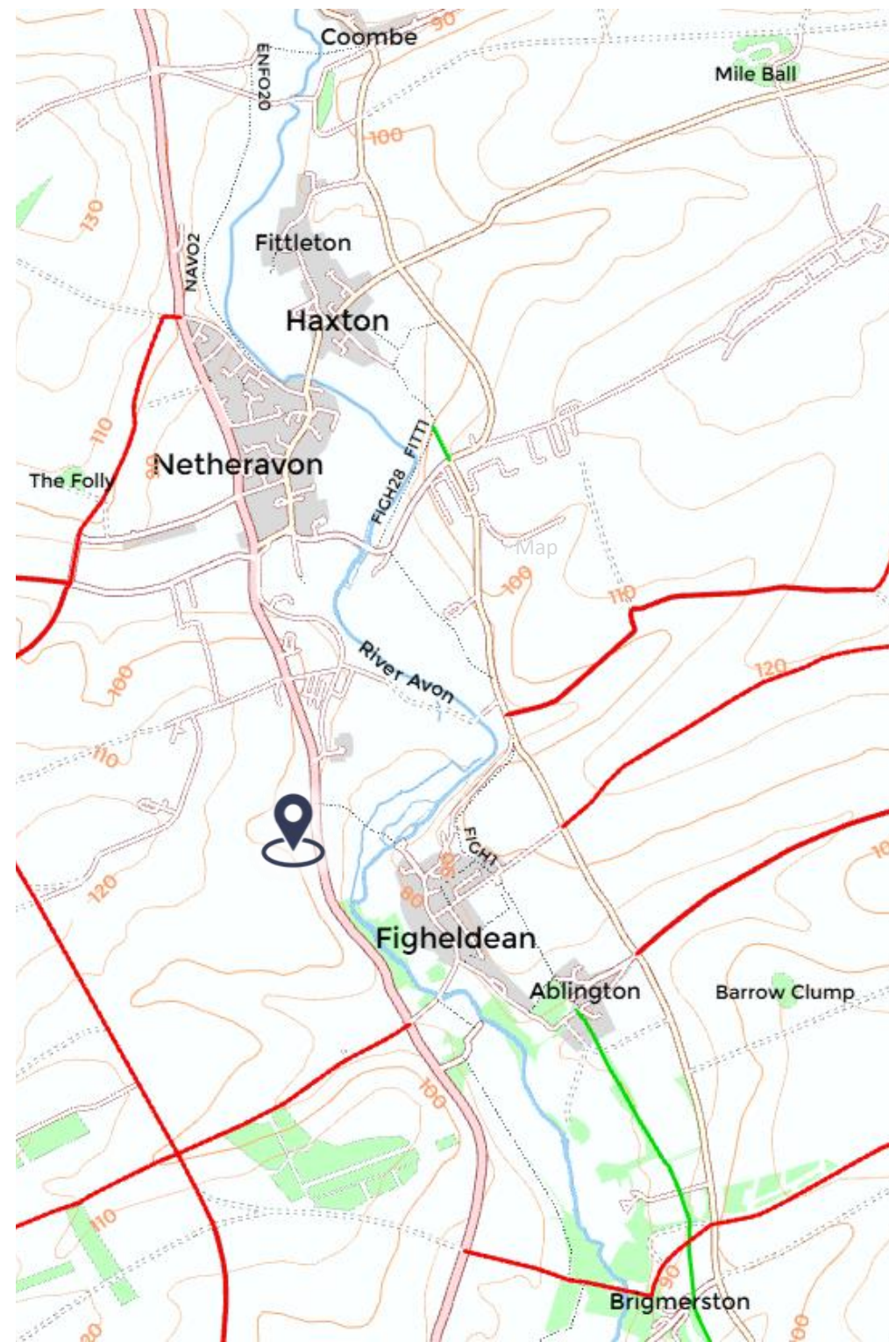
Location

The picturesque Avon Valley village of Figheldean is ideally positioned for access to the stunning countryside of Salisbury Plain. Enjoying a peaceful setting with no through traffic, the village remains conveniently located just off the A345 north-south route, providing easy access to the A303 for journeys to London and the West Country.

The neighbouring village of Netheravon, just one mile away, offers a post office and village store, while the recently refurbished The Dog and Gun provides excellent food and accommodation. Durrington is 2.6 miles away and offers a larger range of shops which include Tesco Express, Nisa and Sainsbury's Local.

The cathedral city of Salisbury is within easy reach and offers a wide range of amenities, including the highly regarded Salisbury Playhouse and a twice-weekly charter market. The iconic Salisbury Cathedral Close sits at the heart of the city, surrounded by an excellent selection of restaurants, shopping, and leisure facilities. Mainline rail services from Salisbury station provide direct links to London Waterloo.

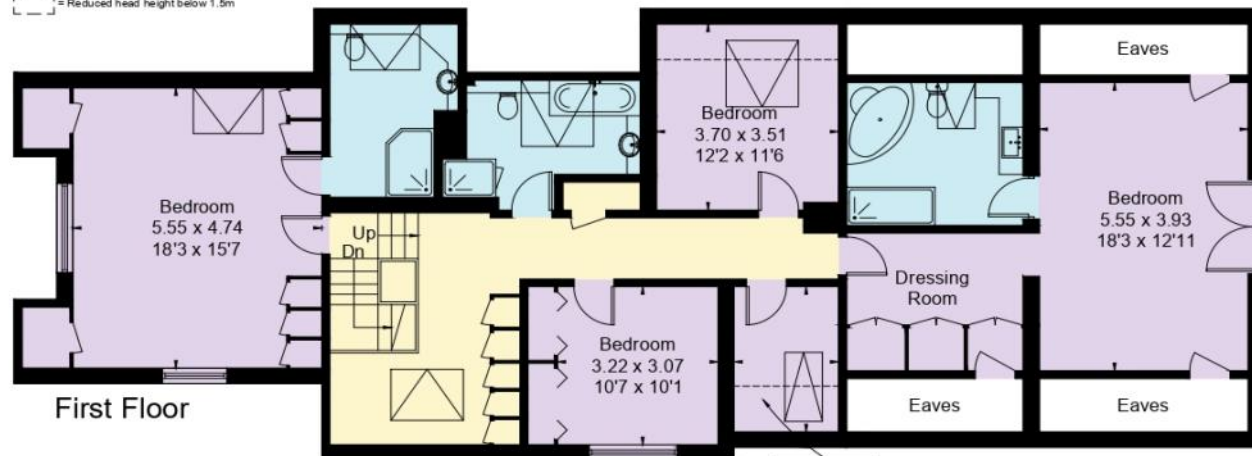




Approximate Floor Area = 301.8 sq m / 3248 sq ft
 Outbuildings = 14.3 sq m / 154 sq ft
 Total = 316.1 sq m / 3402 sq ft (Excluding Shed)

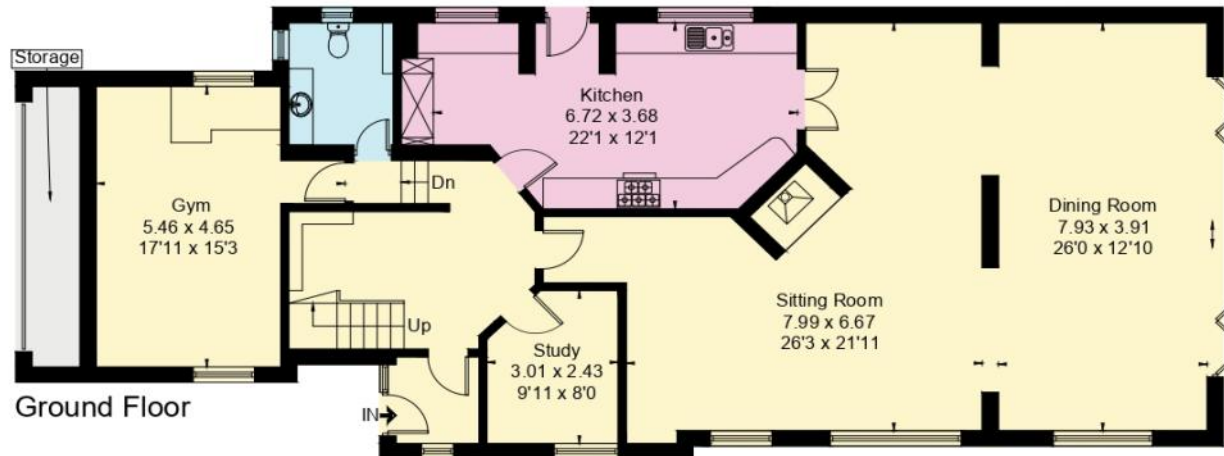


[] = Reduced head height below 1.5m

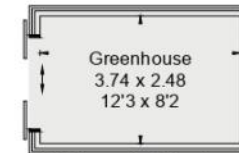


First Floor

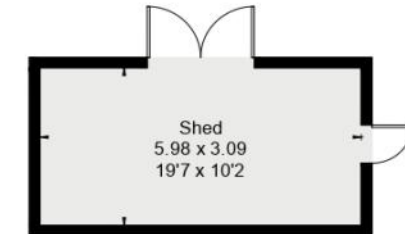
Bedroom
2.81 x 1.96
9'3 x 6'5



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #104062

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