

Upington Edge, The Flashett, Winterslow, Salisbury SP5 1PR



We are proud to present

UPINGTON EDGE

The Flashett, Winterslow, Salisbury SP5 1PR

A fantastic four bedroom family house, on a quiet lane, in the heart of the village

- **NO ONWARD CHAIN**
- Beautifully presented family home of 1,863 sq ft
 - On the market for the first time in 34 years
 - Lovely double reception room
 - Kitchen with adjoining eat-in dining area
- Four bedrooms (one ensuite) and family bathroom
 - Detached garage & workshop
 - About 0.25 acres





The Property

Upington Edge was built of brick under a tiled roof and bought as new by the current owners in 1992. As any home lived in by the same family for over 30 years would suggest, Upington Edge is a great family house, with a lovely feel and really good array of rooms on both floors. The house extends to 1,863 sq ft in total, with a detached garage in addition.

The double height entrance hall provides an immediate sense of welcome, with galleried landing ensuring plenty of light into the heart of the house. A study lies just off, with the main sitting room opposite. This is a really good room, triple aspect and 25' long, with a log burner, bay window and double doors opening into the adjoining family room. When open, the result is a superb double reception room running from the front to the back of the house. The family room is ideally placed just off the kitchen, with French doors out to the rear terrace. The kitchen is nicely appointed, with plenty of shaker-style wall and base units, an electric oven and induction hob and is open-plan with the conservatory. There is a breakfast bar for informal family eating. The conservatory is used as a great dining area, with lovely views over the garden and French doors out to the garden. Finally, a utility room lies just off the kitchen, with a WC to the side of the hallway.

Upstairs, the main bedroom looks out to the front of the property, with built in wardrobes and an ensuite shower room. There is a great dual aspect double bedroom with study area, a further double bedroom and a fourth single bedroom. A family bathroom with bath and walk-in shower serves these bedrooms.

Outside

The house sits back from the lane, with ample parking to the front. The drive continues round the side of the house to the detached garage to the rear, with workshop and loft storage above.

There is a lovely, raised terrace with pond and a path leads up to the garden, with mature shrubs and borders and a pretty hexagonal greenhouse stands at the top of the garden. The views back down the garden are lovely.





Location & Amenities

Upington Edge lies off The Flashett, an unadopted hardcore track in the centre of the village, providing access to a number of residential properties along the track. The conjoining villages of East, Middle and West Winterslow, collectively, offer 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 village amenities allow residents to enjoy the convenience of having everyday essentials nearby, while also providing easy access to the surrounding countryside. For those who enjoy the outdoors, scenic country walks through Bentley Wood and along The Clarendon Way offer the perfect opportunity to explore the beautiful local landscape.

The Winterslows are located approximately seven miles northeast of the Cathedral city of Salisbury which has excellent leisure and recreational facilities including two cinemas, a leisure centre, arts centre and theatre. The city also offers a thriving shopping centre and twice-weekly traditional market with a mainline train station offering regular services to Bath, Southampton, the West Country and London Waterloo (from approximately 1hr 30mins).

There are excellent primary and secondary schools, for both state and private education, located in Salisbury, Stockbridge and Winchester. See here for more information: <https://findmyschool.uk/schools/salisbury>



Additional Information

Services: Mains electricity, drainage and water. LPG central heating.
Fibre broadband.

Outgoings: Council Tax: Band F

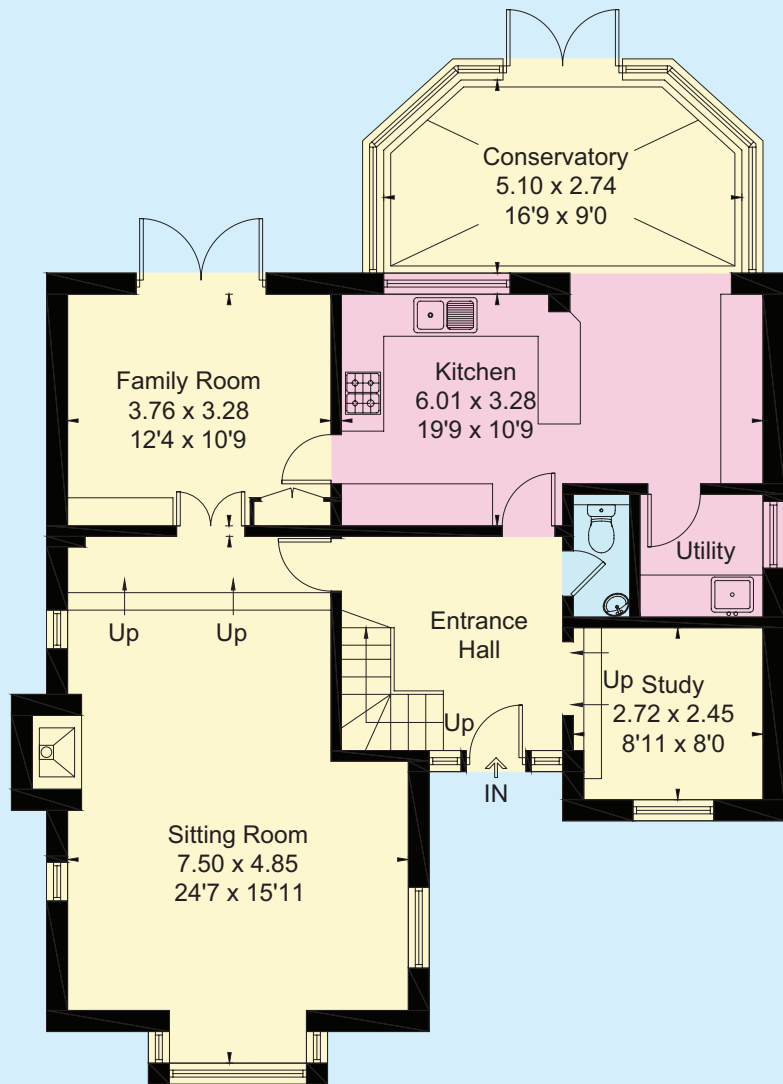
Fixtures and Fittings: Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

Viewings: Only by prior arrangement with sole selling agents Myddelton & Major.

Agents' Note: The property is known as both Upinton Edge and Upington Edge.

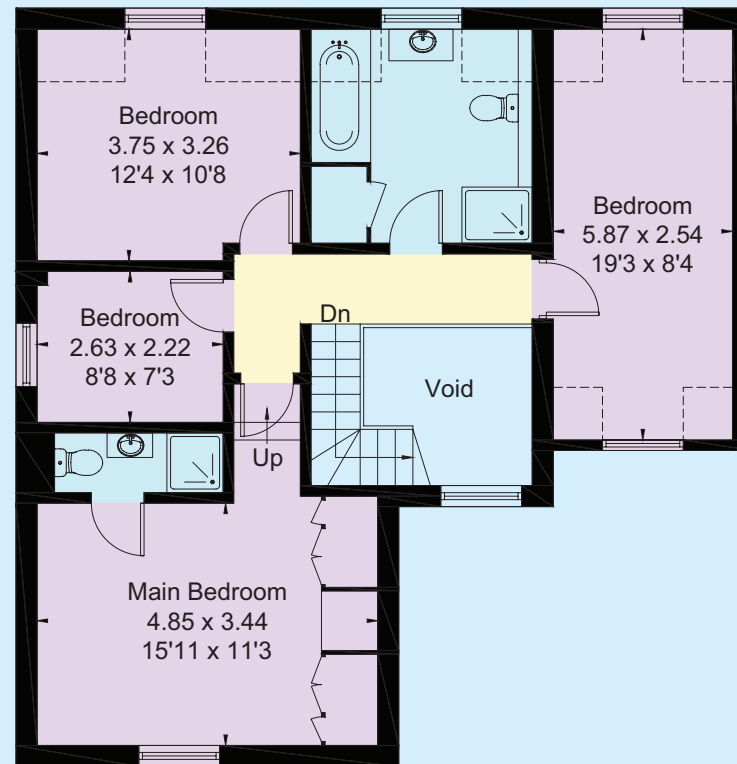


Approximate Floor Area = 173.1 sq m / 1863 sq ft
Garage = 25.5 sq m / 274 sq ft
Total = 198.6 sq m / 2137 sq ft
(Excluding Void)

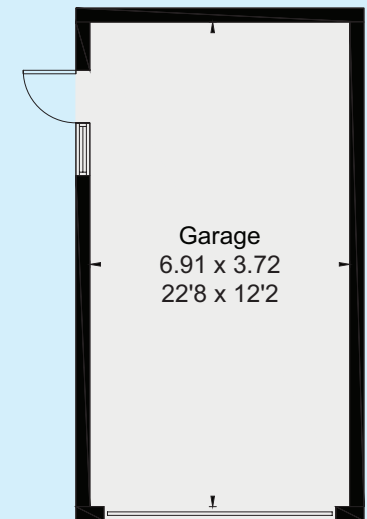


Ground Floor

[] = Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)



Contact

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