

VENDITUM

RESIDENTIAL SALES

EST. 2004



2 Westcourt Salisbury Road

Salisbury, SP4 9ED

£395,000



Forming part of this superior conversion of former officers' accommodation, this beautiful single storey home occupying arguably the most generous plot within the development. 2 Westcourt is an extremely well crafted and presented home only appreciated by a viewing. The property offers generously proportioned and light accommodation with a long list of appealing refinements. Accommodation comprises entrance hallway, hugely impressive 6m x 6.65m living room with vaulted ceiling, well fitted kitchen, master bedroom suite with dressing area and en-suite generously proportioned second bedroom, bathroom and useful study area. Outside, 2 Westcourt enjoys a car barn and a lovely two sided garden which is particularly private with a garden studio/office. Sitting within mature communal grounds, residents enjoy private and peaceful surroundings yet within easy reach of the village centre via a safe pathway. The location provides fantastic access to open countryside and Salisbury Plain as well as being within easy reach of Amesbury and A303. Salisbury and Marlborough are also within striking distance. This property demands a viewing to appreciate its qualities fully.



Directions

Proceed to Amesbury following the A345 toward Durrington. Continue on this road toward Netheravon where Westcourt and Eastcourt can be found on your right before the turning for the village centre.

Communal Entrance Hall

Communal Hall

Attractive and well maintained space with post boxes. Door to number two.

Entrance Hall

Window to side, useful cloak cupboard.

Living Room 19'8" x 21'9" max (6m x 6.65m max)

A beautiful room with partially vaulted ceiling, doors and window overlooking the rear door. Inset wood burner, feature wall panelling and oak style flooring.

Kitchen 12'7" x 7'0" (3.85m x 2.15m)

Matching range of shaker style wall and base units with solid wooden worksurface over. Inset electric hob with double oven under, integral dishwasher and space for fridge/freezer. Inset 1 ¼ bowl stainless steel sink unit with mixer tap, under-unit lighting and window to side aspect. Wooden style flooring.

Study Area 13'1" x 5'10" (4m x 1.8m)

Double glazed window overlooking the rear garden, built in shelving.

Master Bedroom Suite

Dressing Area – Built in utility cupboard housing washing machine and gas combination boiler, built in double wardrobe.

Bedroom (4.6m x 3.9m)

Double glazed windows to front and rear aspect. Two built in wardrobes. En-suite – Quality suite comprising generous shower enclosure with thermostatic shower control, low level WC and wall mounted vanity basin. Tiled splashbacks and floor, obscure double glazed window, heated towel rail and heated mirror.

Bedroom Two 15'1" x 9'8" (4.6m x 2.95m)

Double glazed window to side aspect. Built in wardrobes.

Bathroom

White suite comprising panelled bath with shower over, low level WC and vanity basin. Tiled splashbacks and floor, obscure double glazed window and heated towel rail.

Outside

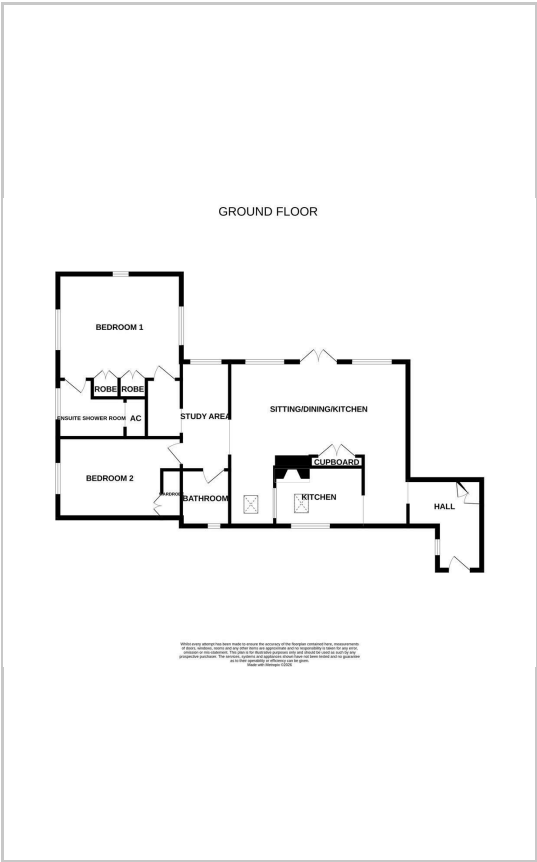
The property enjoys a double size plot with gardens to two sides. Directly outside the living room is a generous patio area with a lovely level of outside lighting. Step lead up tp a level area of lawn with mature hedgerow and private access gate. A stepping stone pathway leads toa further area of lawn with a range of mature planting steps down to further patio area and Studio/Study (3.4m x 2.3m) with double doors, power and light.

The development is approached by an impressive driveway with wrought iron gates. Communal parking area and private car barn for number two. Lovely areas of communal gardens and lawns with mature trees. Path to the village centre providing easy and safe access to a good array of amenities.

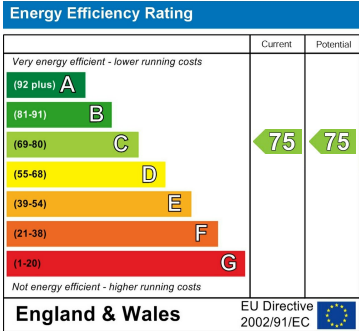
Area Map



Floor Plans



Energy Efficiency Graph



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