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South Newton

£375,000 Freehold

**Willow Down Warminster Road South Newton Salisbury Wiltshire
SP2 0QW**

A deceptively spacious and well maintained four bedroom detached house with views over the meadows to the rear.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 to 100) | A | | |
| (81 to 91) | B | | |
| (69 to 80) | C | | |
| (55 to 68) | D | | 63 |
| (39 to 54) | E | | |
| (21 to 38) | F | 33 | |
| (1 to 20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Directions

Leave our offices in Salisbury and proceed out on the A36 Wilton Road. Continue through Wilton and thence onto South Newton. On entering the village just before the traffic lights, the property will be found on the left hand side indicated by the agent's For Sale board.

Description

The property comprises a deceptively spacious four bedroom detached house with lovely rural views to the rear. There are three reception rooms to the ground floor with the sitting room having patio doors leading out to the garden with lovely views. There is a separate dining room and a separate study. The kitchen has an excellent range of fitted units although it is anticipated that a prospective buyer would knock the kitchen into the dining room to create a large kitchen/breakfast room with double doors out to the garden. On the first floor the bedrooms are particularly spacious with the additional space over the double garage and there are three good sized large double bedrooms with the master bedroom having an en-suite shower room. There is a further fourth bedroom and a family bathroom. The property benefits from PVCu double glazing throughout and is remarkably quiet. There is oil fired central heating, a double garage (as previously mentioned) and gardens to the front and rear. A particular feature is the view over meadows to the rear.

House Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance vestibule

Entrance hall

Radiator, cupboard under stairs.

Study

2.67m x 2.38m (8ft 9in x 7ft 10in). Radiator.

Utility room

2.53m x 2.02m (8ft 3in x 6ft 7in). Single drainer sink unit, plumbing for washing machine, space for fridge, tiled floor, radiator.

Kitchen

3.83m x 3.66m (12ft 7in x 12ft). Fitted with a range of both high and low level units, roll top work surface with tiled splashback, plumbing for dishwasher, inset double drainer sink unit with mono bloc taps, double oven, four-ring gas hob, space for fridge, door to outside.

Dining room

2.96m x 2.96m (9ft 8in x 9ft 8in). Radiator.

Cloakroom

Low level WC, wash-hand basin.

Sitting room

5.66m x 3.81m (18ft 7in x 12ft 6in). Patio doors leading out to garden, brick fireplace with coal effect gas fire, radiator.

Stairs to first floor - Landing

Airing cupboard, separate shelved linen cupboard, access to roof space, radiator.

Bedroom (rear)

5.4m x 4.45m (17ft 8in x 14ft 7in). A superb room with pleasant views to the rear, wardrobes, radiator.

En-suite shower room

Tiled shower cubicle, low level WC, pedestal wash-hand basin, extensive ceramic wall tiling, radiator.

Bedroom (rear)

4.2m x 3.07m (13ft 9in x 10ft 1in). Wardrobes, radiator, views.

Bathroom

Panelled bath, extensive ceramic wall tiling, pedestal wash-hand basin, low level WC, radiator.

Bedroom

4.77m x 3.42m (15ft 8in x 10ft 7in) – measurements exclude depth of bay window on front elevation. Wardrobe, radiator, storage into eaves.

Bedroom (front)

2.72m x 2.44m (8ft 11in x 8ft). Wardrobe, radiator.

Double garage

5.76m x 5.3m (18ft 10in x 17ft 4in). Two separate up and over doors, Worcester oil fired boiler providing central heating and domestic hot water, power and light connected.

Outside

To the front of the property there is off-road parking for several cars. The rear garden has a patio area leading down to an area of lawn with some mature trees and shrubs. There is a pleasant patio area at the bottom of the garden to appreciate the lovely views and there is also a garden shed.

Services

Mains water, electricity and drainage are connected to the property. Color gas for gas fire in sitting room and kitchen. Provision for telephone subject to transfer regulations. Oil fired central heating with radiators.

Outgoings

The Council Tax Band is 'F' and the payment for the year 2015/2016 payable to Wiltshire Council is £2124.14.

Viewing

By confirmed appointment only with the vendor's agent. Telephone 01722 336422.

Agent's note

Every effort has been made to prepare these particulars as carefully as possible. However, intending purchasers should be aware that their accuracy is not guaranteed, nor do they form part of any contract. Please note that the quoted room sizes are approximate and we advise you to verify the dimensions carefully, especially when ordering carpets, fittings, or any built in furniture. Where heating and electrical equipment is included, please be aware that we have not tested the appliances. **REF: JMB/SB/19357/150723**



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