



4 The Bramleys, Nr Salisbury, Whiteparish, Wiltshire, SP5 2TA

Guide Price £895,000 Freehold

Exceptionally spacious detached house with possible multi generational accommodation, private garden, double garage and parking.

Description

Constructed in 1989, this modern family home benefits from the addition of a very large conservatory overlooking the rear garden which is used for sitting and dining, and exceptionally spacious accommodation consisting of three reception rooms, five good sized bedrooms, bathroom and shower room on the first floor together with a further ground floor bedroom and shower room. The accommodation is highly adaptable and could easily incorporate a ground floor annexe for multi-generational living. The property has a driveway to front offering ample parking together with a double garage. Situated within the highly regarded village of Whiteparish on the fringes of the New Forest National Park, the property is ideally located for access to the A36 and the M27 and there is a range of local amenities in the village including a post office, convenience store, doctors surgery, choice of public house and a highly regarded primary school. Vacant possession is offered.

Entrance porch

Courtesy light, hardwood front door to:

Entrance Hall

Stairs to first floor, tiled floor, double coats cupboard.

Cloakroom

Low level wc and wash basin, tiled floor and part tiled wall.

Study

Sitting room

Double doors to conservatory, brick fireplace with inset gas fire and tiled hearth.

Dining room

Double doors to conservatory.

Kitchen/breakfast room

Range of work surfaces with inset one and a half bowl sink and drainer with mixer tap over, base and wall cupboards and drawers, fridge/freezer, electric hob with extractor hood over, double oven, dishwasher, shelves, breakfast bar, double doors to conservatory, downlighters, tiled floor and part tiled walls, further dresser unit with tiled worktop.

Utility room

Work surface with inset sink and drainer. Door to outside, cupboard housing gas boiler for heating and hot water, tiled floors and splashbacks, space and plumbing for washing machine and tumble drier.

Conservatory

Wood strip flooring, doors to garden, roof vents, blinds and fans.

Bedroom two

Deep walk in wardrobe.

En-suite shower room

Tiled floor and part tiled walls, thermostatic shower with glass separation screen, wc and hand basin, heated towel rail.

Stairs to first floor - landing

Shelved airing cupboard with gas boiler and hot water tank.

Master bedroom

Walk in wardrobe.

En-suite shower room

Four piece suite of shower cubicle, wc, bidet and hand basin. Thermostatic shower, tiled floor and walls, strip light and shaver socket.

Bedroom three

Large double wardrobe.

Bedroom four

Double wardrobe.

Bedroom five

Double wardrobe.

Bedroom six

Bathroom

Panel bath with thermostatic mixer shower over and glass screen, wc, hand basin, tiled walls and floor, heated towel rail.

Outside

The property is approached over a tarmac driveway offering parking for a number of vehicles. Flower bed and lawn. Pedestrian path to rear. The rear garden has a paved pathway with gravel sections which leads to a sitting terrace. The remainder is laid to lawn with flower beds, rockery, trees and mature shrubs. Enclosed by timber fencing. Water tap and lighting.

Double Garage

Twin up and over doors, pedestrian door to rear, light and power.

Services

Mains gas, water, electricity and drainage are connected to the property.

Outgoings

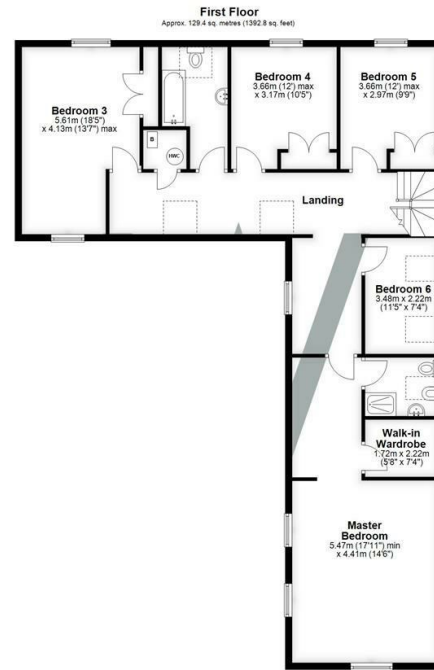
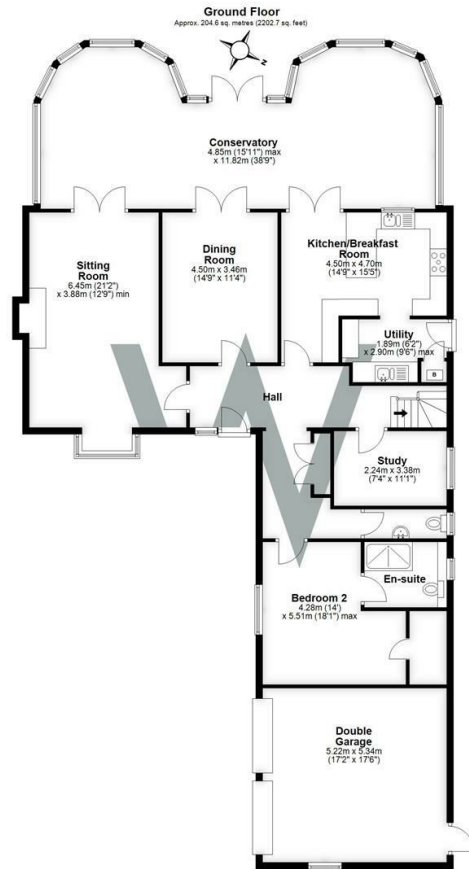
The Council Tax Band is ' G ' and the payment for the year 2023/2024 payable to Wiltshire Council is £3,532.49.

Directions

From Salisbury take the A36 Southampton Road. After the dual carriageway, turn left at the traffic lights and proceed into Whiteparish. Turn right onto Common Road and third left into The Bramleys.

WHAT3WORDS

What3Words reference is: [///progress.embellish.intervene](https://www.what3words.com/?q=///progress.embellish.intervene)



WHITES
Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP
01722 336422
www.hwwhite.co.uk
residential-sales@hwwhite.co.uk

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



