



Damara, Salt Lane, Winterbourne Gunner, Salisbury, Wiltshire, SP4 6LW

Guide Price £500,000 Freehold

A substantial and largely extended four bedroom detached chalet style house occupying a corner plot position with gardens on three sides and ample off road parking.

Directions

Leave Salisbury on the A30 London Road and at the first roundabout turn left and proceed through the Winterbournes. As the road bends sharply to the left, turn right into Gomeldon Road before taking the first right into Thorneydown Road. Take the first left into Salt Lane and the property can be found after a short distance on the right hand side.

Description

The property is an extended four bedroom detached chalet style house with generous and well arranged accommodation arranged over two floors. Already largely extended, there is potential for further extension in to the remaining attic space (subject to planning). With its large rooms and off road parking for several cars including a garage, the property is ideally suited for a family. The accommodation comprises a large entrance hallway and a sitting room which leads to a large conservatory extension. There is a contemporary fitted kitchen with an excellent range of white fronted units and a utility area. Also on the ground floor are two double bedrooms, a study, a bathroom with a four piece suite with a large shower and a cloakroom. On the first floor are two further bedrooms and a shower room with a large walk-in loft providing potential for a further bedroom. Occupying a corner plot, the gardens lie on three sides of the property and further benefits include PVCu double glazing and gas central heating. Winterbourne Gunner is a popular village approximately four miles north-east of Salisbury and, with the neighbouring villages, offers a good variety of amenities including churches, post office and convenience stores, a public house and primary school.

Property Specifics

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

Entrance Hall

Wood effect floor, stairs, double radiator, airing cupboard housing hot water cylinder and immersion, floor mounted gas boiler.

Cloakroom

Fitted with a suite comprising low level WC wash hand basin, tiled floor extractor.

Sitting Room 15'5" x 12'8" (4.72m x 3.88m)

Window to front, double radiator, TV point, marble fireplace with inset electric fire.

Conservatory 19'3" x 11'1" (5.87m x 3.38m)

Brick and double glazed elevations with French doors to garden, two double radiators, door to:

Kitchen 14'11" x 8'10" (4.57m x 2.70m)

Fitted with base and wall units, floor level lighting, integrated electric oven and grill, sink and drainer under window to rear, space for table and chairs, double radiator, through to:

Utility area

Work surface under window to rear, space for American style fridge/freezer, space/plumbing for washing machine and dishwasher.

Study 8'6" x 7'7" (2.60m x 2.32m)

Window to front, radiator, wood effect floor.

Bedroom Two 11'7" x 11'2" (3.55m x 3.42m)

Window to side, radiator, TV point, radiator, range of fitted bedroom furniture.

Bedroom Three 11'6" x 8'11" (3.52m x 2.73m)

Window to front, radiator.

Bathroom

Fitted with a suite comprising corner bath and large shower cubicle, low level WC with cupboards under, fully tiled walls and floor, shaver point, high level window to side, extractor, heated towel rail.

First Floor - Landing

Doors to bedrooms, shower room and walk-in loft.

Bedroom One 14'7" x 14'1" (4.45m x 4.31m)

Window to side, radiator, loft access.

Bedroom Four 14'0" x 7'8" plus recess (4.28m x 2.35m plus recess)

Window to side, radiator.

Shower Room

Fitted with a suite comprising shower cubicle, pedestal wash hand basin, low level WC, radiator, obscure glazed window to side.

Outside

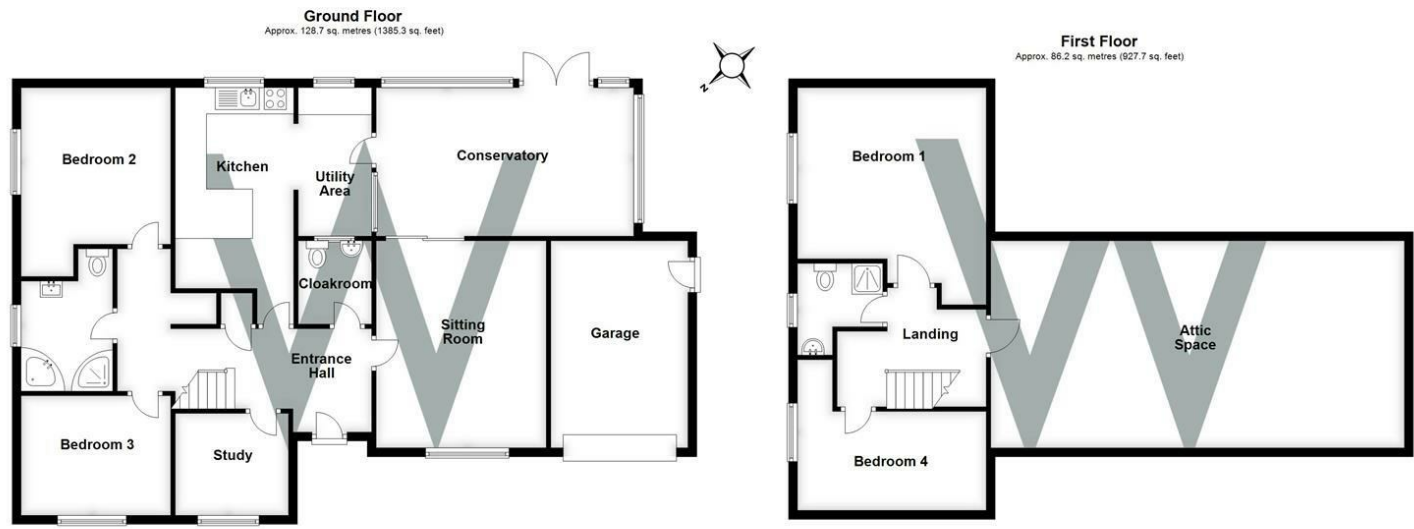
The garden lies on three sides. To the front is a brick paved driveway with parking for several cars in front of the GARAGE with power and light and door to garden. Lawn and flower beds extend around the side of the property with a brick wall boundary. The rear garden has a raised paved area with flower beds. There is an attractive detached summerhouse housing a hot tub with power and lighting. Behind is a pleasant secluded area of garden.

Services

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

Outgoings

The Council Tax Band is 'E' and the payment for the year 2022/2023 payable to Wiltshire Council is £2,579.29.



Total area: approx. 214.9 sq. metres (2313.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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