



Highfield Youngs Paddock, Winterslow, Salisbury, Wiltshire, SP5 1RS

£625,000 Freehold

A large detached four bedroom house situated on a private lane with three reception rooms and offered to the market with no onward chain.

Directions

Leave Salisbury along the A30 London Road and after approximately 4 miles turn right towards Winterslow. Upon entering the village continue into Middleton Road before turning left into Saxon Leas. Turn left just after Weavers Close in to a private lane and the property can be found as the first house on the right hand side.

Description

The property is a substantial detached house situated on a private lane shared by two other properties. Set privately behind a large front garden, the property offers well proportioned accommodation that is in need of some moderate updating. There is an entrance hall with wooden flooring and the sitting room opens through to a dining room. There is a kitchen which leads to a utility room and to a breakfast area and there is also a cloakroom and a study. On the first floor there is a large landing area which could be utilised as further living space and there are four generous bedrooms with an en-suite to the master bedroom. Three of the bedrooms have fitted wardrobes. There is also a family bathroom. Benefits include PVCu double glazing and oil central heating. There is also an attached garage with an attractive brick paved driveway providing off road parking for several cars, whilst to the rear is a further area of garden. The property is offered to the market with no onward chain. The village itself offers a wide range of amenities including a good primary school, local shop, village hall, public house and good access onto the A30 London Road.

Property Specifics

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

Entrance Hall

Wooden flooring, radiator, stairs, window to front, door to dining room.

Sitting Room 14'11" x 12'9" (4.56m x 3.89m)

Window to front, TV point, radiator, dado rail, arch to:

Dining Room 13'6" x 9'8" (4.12m x 2.97m)

Window to rear, radiator, dado rail.

Kitchen 13'0" x 9'10" (3.97m x 3.00m)

Fitted with a range of base and wall units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap under window to rear, integrated Neff electric oven and grill, integrated four ring hob and extractor over, pull out racking, tiled floor, cupboard housing floor mounted oil fired boiler, door to utility, arch to:

Breakfast Area 9'10" x 9'3" (3.02m x 2.83m)

Window to rear, tiled floor, radiator, space for table and chairs, TV point.

Utility Room 7'8" x 5'11" (2.36m x 1.81m)

Work surface with space/plumbing under for washing machine, space for fridge/freezer, tiled floor, window and part glazed door to rear.

Study 13'6" x 7'9" (4.12m x 2.37m)

Window to front, telephone point, radiator.

Cloakroom

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

First Floor - Landing

A large area with two windows to front having elevated far reaching views (as do bedrooms two and four), access to loft, telephone point.

Bedroom One 13'0" x 9'11" (3.98m x 3.03m)

Window to rear, sliding doors to fitted wardrobe, radiator, door to:

En-suite

Fitted with a white suite comprising low level WC, panelled bath with shower and shower screen, part tiled walls, tiled floor, radiator, obscure glazed window to rear.

Bedroom Two 12'11" x 12'8" (3.96m x 3.88m)

Window to front, radiator, fitted wardrobes.

Bedroom Three 13'6" x 9'8" (4.12m x 2.97m)

Window to rear, radiator, fitted wardrobes.

Bedroom Four 9'6" x 7'9" (2.91m x 2.37m)

Window to front, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with shower over and shower screen, low level WC, pedestal wash hand basin, part tiled walls, tiled floor, radiator, extractor, window to rear, airing cupboard housing hot water cylinder and immersion with shelving.

Garage 16'5" x 8'2" (5.01m x 2.51m)

With up and over door, power and light, rear door to garden.

Outside

Accessed via a five bar gate, the majority of the garden is to the front of the house enclosed by mature shrubs giving a good degree of privacy. There is a driveway providing off road parking for several cars. There is side access to the rear garden which is mainly lawned with a timber shed and oil tank.

Services

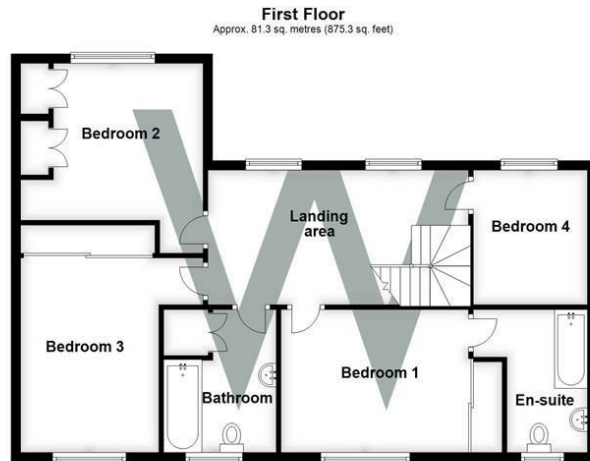
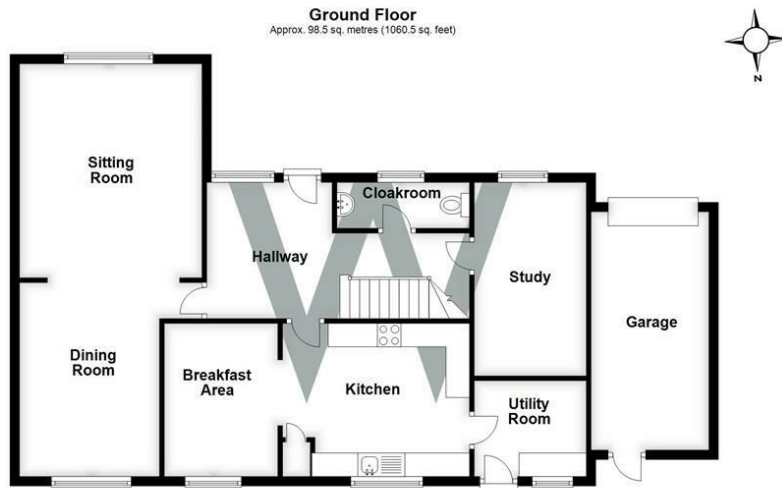
Mains water, electricity and drainage are connected to the property. Oil central heating.

Outgoings

The Council Tax Band is 'F' and the payment for the year 2023/2024 payable to Wiltshire Council is 3,091.89

WHAT3WORDS

What3Words reference is: ///seat.stood.gear



Total area: approx. 179.8 sq. metres (1935.8 sq. feet)



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		76	60
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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