



118 Saxon Leas, Winterslow, Salisbury, Wiltshire, SP5 1RW

Guide Price £279,950 Freehold



**Situated at the end of a small cul de sac, a larger than average terraced home. \*\*SUPERB CONDITION\*\*FULL OF CHARACTER AND LIGHT\*\* OPEN PLAN SITTING/DINING ROOM\*\*THREE BEDROOMS\*\*VILLAGE LOCATION\*\*PRIVATE REAR GARDEN\*\***

## **Description**

Situated at the end of a small cul de sac, a larger than average terraced home offered in superb condition, full of character and light. On the ground floor is a large open plan sitting/dining room, leading through to kitchen and on the first floor there are three bedrooms and a bathroom. There is a private rear garden with an outlook over woodland beyond and a single garage in a nearby block. Central heating is oil fired to radiators and there is double glazing throughout. The village itself offers a wide range of amenities including a good primary school, local shop, village hall and public house. Salisbury is about seven miles away with an excellent range of facilities and the A30 London Road is within a short drive.

## **Property Specifics**

The accommodation is arranged as follows:

### **Entrance Porch**

Half-glazed stable door to front, tiled floor, coats hanging and shoe storage space, stable door to:

### **Sitting/Dining Room**

Wood burning stove with tiled hearth and wooden mantel, storage cupboards to side, oak flooring, deep storage cupboard with ledged and braced doors, plumbing and space for washing machine, column radiator, sliding doors to garden. Stairs to first floor.

### **Kitchen**

Range of wooden work surfaces with inset butler sink, space for range-style cooker in recess with cooker hood, wooden upstands, tiled cooker recess, built-in dishwasher, base and wall cupboards and drawers, fridge-freezer space, oak flooring.

### **First Floor - Landing**

Airing cupboard housing lagged hot water tank and immersion heater.

### **Bedroom One**

Window to rear elevation overlooking the garden and woodland.

### **Bedroom Two**

Hatch to loft space.

### **Bedroom Three**

## **Bathroom**

Timber panelled bath with thermostatic mixer shower over and glass screens. Wash hand basin and low level WC. Tiled floor, part-tiled walls, heated towel rail with column radiator.

## **Outside**

To the front of the property is a picket fence with pedestrian access gate leading to brick pathway to front door with easy maintenance gravel areas to side, flowerbeds, shrubs and climbing plants. Oil fired boiler for central heating. Outside light. The rear garden has a large decked area leading to a further sitting area, ornamental fishpond, lawn, flowerbeds, shrubs and trees. Shed/greenhouse. Enclosed by timber panelled fencing and hedging and offering a great degree of privacy.

## **Garage 16'4" x 8'1" (4.99 x 2.48)**

Located in a separate block.

## **Services**

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

## **Outgoings**

The Council Tax Band is 'C' and the payment for the year 2023/2024 payable to Wiltshire Council is £2129.43.

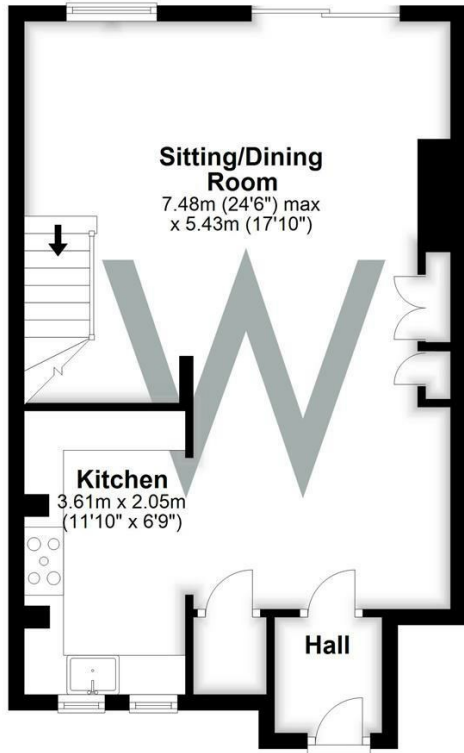
## **Directions**

Leave Salisbury on the A30 London Road and after approximately four miles turn right towards Winterslow. On entering the village continue into Middleton Road and turn left into Saxon Leas. Turn left into the secondary part of Saxon Leas and follow the close where No. 118 will be seen at the far end on the left hand side.

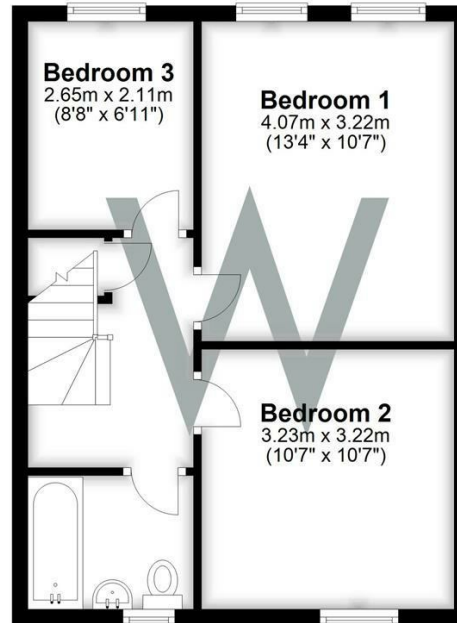
## **WHAT3WORDS**

What3Words reference is:///tour.thrillers.brisk

**Ground Floor**  
Approx. 46.2 sq. metres (497.5 sq. feet)



**First Floor**  
Approx. 40.6 sq. metres (437.0 sq. feet)



Total area: approx. 86.8 sq. metres (934.4 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**WHITES**  
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