



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

£380,000 Freehold

An extended detached house occupying an elevated position within a cul de sac in this popular village location.

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 into a further part of Saxon Leas, following the crescent around and the property can be found on the left hand side.

Description

The property is an extended detached house in a quiet cul de sac overlooking a central green and backing on to The Causeway therefore having open aspects to the rear. The accommodation is presented in good order throughout and comprises an entrance hallway with a turning staircase, a cloakroom, a sitting room with a double aspect and a dining room which has been extended to provide further accommodation with a door to the rear garden. Both these rooms have attractive wooden flooring. There is a well fitted kitchen with granite work surfaces leading through to a utility room which accesses the garden and the integral garage. On the first floor are two double bedrooms, one with built in wardrobes and a further bedroom which has views towards and across open fields. Further features include PVCu double glazing, oil central heating, off road parking and a larger than average rear garden. The village itself offers a wide range of amenities including a good primary school, local shop, village hall and public house. The village itself offers good access onto the A30 London Road.

Property Specifics

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

Entrance hall

Covered porch with light, part glazed front door, radiator, stairs with cupboard under, tiled floor, wall mounted thermostat.

Cloakroom

Fitted with a low level WC, pedestal wash hand basin, part tiled walls, tiled floor, obscure glazed window to front, high level electric fusebox.

Sitting room 16'3" x 14'5" (4.97m x 4.40m)

Dual aspect with two windows to front and window to side, two radiators, TV point.

Dining/Family room 17'1" x 9'10" (5.23m x 3.01m)

Space for table and chairs, radiator, window to rear, glazed door to garden, TV point.

Kitchen 9'11" x 7'4" (3.03m x 2.24m)

Fitted with base and wall units with granite work surfaces, sink and drainer under window to rear, integrated electric oven, four ring induction hob with extractor, tiled floor, through to:

Utility room 8'11" x 6'0" (2.72m x 1.83m)

Base and wall units with sink and drainer, tiled floor, window to side and rear, floor mounted oil fired boiler, stable style door to garden and door to:

Integral garage 17'8" x 8'11" (5.40m x 2.73m)

Up and over door, power and light, space/plumbing for washing machine.

Stairs to first floor - landing

Loft access.

Bedroom one 16'11" x 8'8" (5.18m x 2.66m)

Window to front, wash hand basin with cupboard under, radiator, part sloping ceiling.

Bedroom two 12'10" x 9'10" (3.93m x 3.01m)

Window to front, radiator, eaves storage cupboard, fitted wardrobes along one wall.

Bedroom three 10'2" x 7'4" (3.11m x 2.25m)

Dual aspect with windows to side and rear, radiator.

Bathroom

Fitted with a suite comprising panelled bath with shower and shower screen, wash hand basin with cupboard under, low level WC, tiled floor and part tiled walls, heated towel rail, inset spotlights, shaver point.

Outside

To the front of the property is an open plan grass area and a driveway, A side gate leads in to the rear garden which widens at the rear boundary, There are patio and lawn areas with well stocked beds and borders. In the corner is a raised paved area where there is a timber summer house and covered decked area. There is an oil tank, outside tap and light and the garden has fenced boundaries. Backing on to The Causeway means the garden enjoys a private aspect.

Services

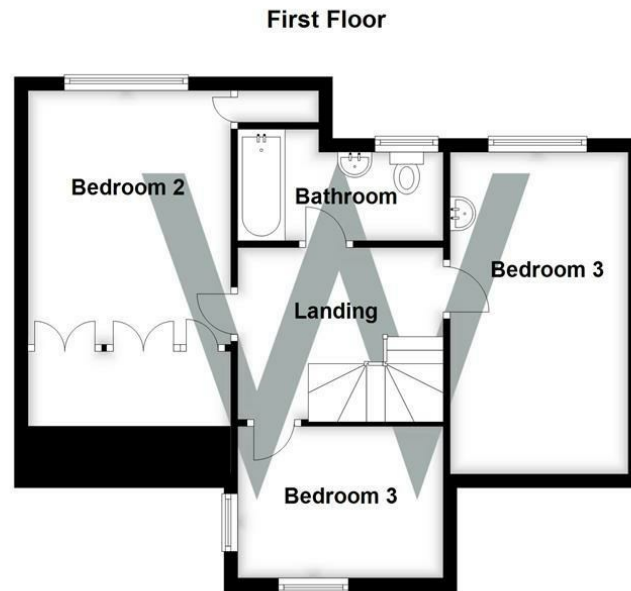
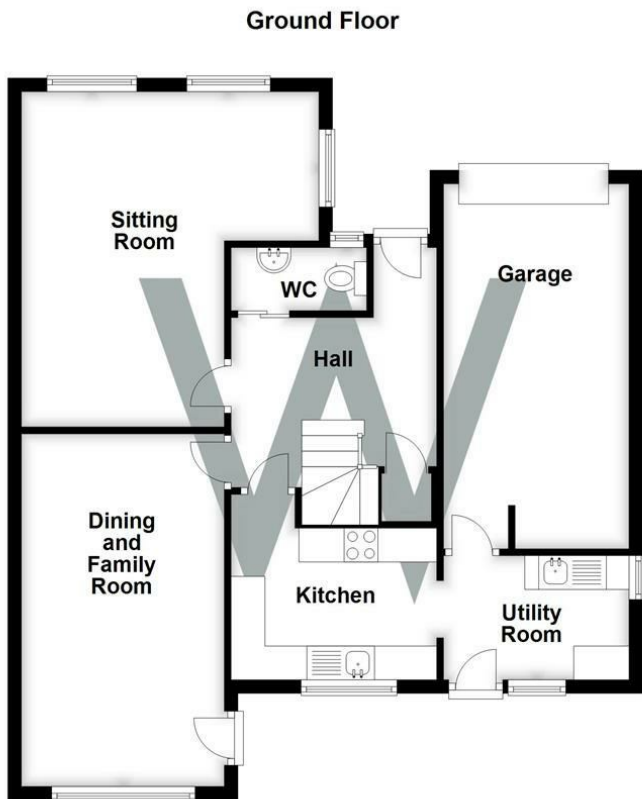
Mains water, electricity and drainage are connected to the property. Oil fired central heating with radiators.

Outgoings

The Council Tax Band is ' E ' and the payment for the year 2022/2023 payable to Wiltshire Council is £2,678.90.

WHAT3WORDS

What3Words reference is: [///tour.thrillers.brisk](https://www.what3words.com/#!/tour.thrillers.brisk)



Total area: approx. 125.8 sq. metres (1353.8 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	75
(39-54) E	58
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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