



Robins Rest Wyllye Road, Hanging Langford, Salisbury,
Wiltshire, SP3 4NN

Guide Price £625,000 Freehold

Exceptionally spacious, contemporary, single storey residence with ample parking and gardens approaching one third of an acre.

Description

Modern single storey residence finished in a contemporary style with rendered walls and oak timber cladding whilst the porch and garage are formed from an oak frame, also incorporated within the main structure. Considerably updated in recent years, the property now offers great space and adaptability together with a large garden within a plot of circa 1/3rd of an acre, ample parking and is offered in good order throughout. Improvements include a new roof, wooden double glazed windows, ledged and braced interior doors, Karndean flooring, hot water tank, new kitchen in 2019 incorporating built-in appliances, and upgrading throughout. The accommodation consists of large covered entrance porch, hall with oak front door and stained glass side panels, sitting room with woodburning stove, kitchen/dining room with partial underfloor heating, 5 bedrooms, bathroom and shower room. The garage has been adapted to incorporate utility features and exceptional storage. The garden incorporates large seating areas, lawns, trees, shrubs, flower beds and wild garden. Vacant possession is offered.

Property Specifics

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

Entrance porch

Large covered area with oak posts and framing.

Entrance hall

Wide, oak front door with stained glass side panels, Karndean flooring, cupboard housing fuse box.

Sitting room

Exposed brick chimney breast with stone hearth and woodburning stove, Karndean flooring. Windows with shutters.

Dining room

Brick wall, tiled floor with underfloor heating, 2 large storage cupboards. Full height window with shutters, dividing wall with drawers, wall lights.

Kitchen

Excellent range of stone worksurfaces with island unit and breakfast bar, base and wall mounted cupboards and drawers, built in dishwasher, one and a half bowl ceramic sink with mixer tap, built in fridge/freezer, blue tooth speaker, waste bin drawer, wine cooler and rack, cooker hood, Rangemaster range stove, microwave oven, Karndean flooring. Door to rear garden.

Bedroom one

Wood effect laminate flooring, double doors to garden with shutters, wall lights.

Bathroom

Effectively en-suite with bedroom one. Large shower cubicle with power thermostatic shower, wc, hand basin and corner bath. Wood effect laminate flooring, extractor fan, part tiled walls, window shutters, unique forest window feature.

Bedroom two

Karndean flooring.

Bedroom three

Karndean flooring.

Bedroom four

Karndean flooring, built in double wardrobe/cupboard, wall shelving, part underfloor heating.

Bedroom five/study

Karndean flooring, built in in storage unit with glass frontage, window shutters, wall shelving.

Shower room

Corner cubicle with thermostatic power shower, wc and hand basin. Extractor fan, heated towel rail, tiled floor, part wood part tiled wall window shutters.

Garage

Exposed Oak construction with mezzanine floor for storage, range of built in storage cupboards, Grant boiler for central heating and hot water, high pressure hot water tank. Worksurface with sink and space and plumbing for washing machine and tumble drier below. Window to rear and door to garden, double doors to front.

Outside

The property is approached over a gravel driveway leading to ample parking with lawn to side, flower beds, ornamental trees, hedging and fencing to sides. Pedestrian gate leads to the rear garden which has an extensive gravel seating area with steps up to two further areas. Lawns, flower beds, shrubs and apple trees and ornamental trees are dotted throughout the garden. Wooden garden shed with power. Oil tank, power and lighting.

Services

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

Outgoings

The Council Tax Band is ' E ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,564.59.

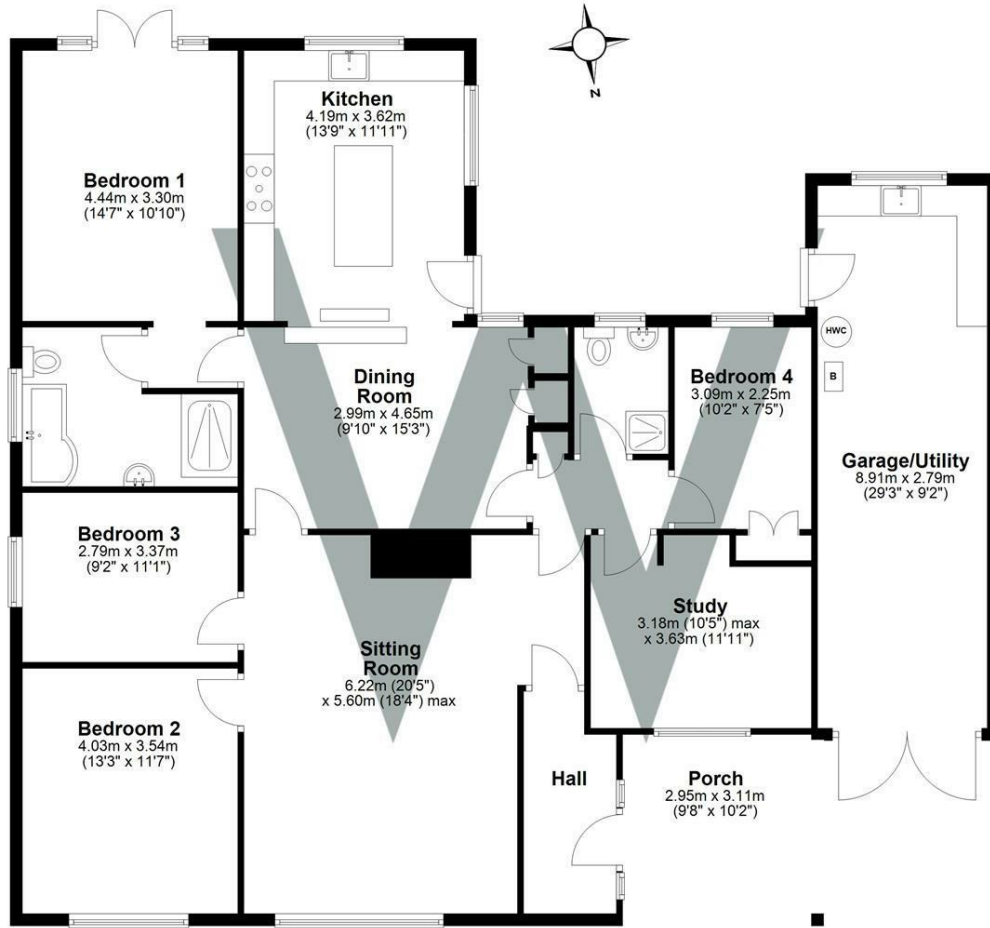
Directions

Leave Salisbury on the A30 and continue past Wilton onto the A36. After about 7 miles turn left signposted to the Langfords. Take the second left into Duck Street. At the T-junction turn right. Pass The Hollow on the left and take the next gravel lane on the left where Robins Rest can be seen directly ahead.

WHAT3WORDS

What3Words reference is: [///waffle.download.condition](https://www.what3words.com////waffle.download.condition)

Ground Floor
Approx. 183.5 sq. metres (1975.0 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 A		Very environmentally friendly - lower CO ₂ emissions 82-91 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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