



Brookemead Lower Road, Britford, Salisbury, Wiltshire, SP5 4DU

Guide Price £700,000

A detached house set in delightful grounds in a very popular village and with terrific potential to extend and improve.

Directions

Leave Salisbury on the A338 Ringwood Road. Having been through two sets of traffic lights turn left down into the village. Continue along Lower Road and the property will be found on the left hand side just after the bridge.

Description

Set in a wonderful location, opposite a green, backing onto fields and with the river running through the garden, a 1960's built detached house offering terrific potential for extension and improvement. Britford is a highly sought after village just a couple of miles from the Cathedral City of Salisbury, full of interesting properties and surrounded by beautiful countryside perfect for walking and riding. There is a local farm shop, primary school and park and ride to the city. The accommodation consists of porch, hall, shower room, sitting room, dining room, kitchen with Aga, 3 bedrooms and family shower room. There is oil fired central heating and most windows are double glazed. Attached to the house is a large garage and there is a further wooden garage. The outlook from all the windows is fantastic, over the garden and beyond. As they say....location, location, location!

Property Specifics

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

Entrance Porch

Double wooden front doors, quarry tiled floor, glazed door and side panels to:

Hall

Stairs to first floor with storage beneath, built in cupboard.

Shower room

Tiled shower cubicle with thermostatic shower and glass screen, sliding doors to cloakroom with wc and wash basin.

Sitting Room

Double aspect room with feature stone open fireplace and log recess, door to:

Dining Room

Double aspect room with full length window to south east aspect. Door to:

Kitchen

Double aspect room with range of work surfaces with cupboards and drawers below. Wall mounted cupboards, inset one and a half bowl sink with mixer tap over. 2 oven oil fired Aga, oil fired boiler for central heating and hot water. Part tiled walls, space and plumbing for washing machine.

Rear Lobby

Door to garden, deep storage cupboard.

Landing

Large airing cupboard with lagged hot water tank and immersion heater.

Bedroom 1

Double aspect room with lovely views, built in storage/eaves cupboards.

Bedroom 2

View over Green to front, built in cupboard, hatch to loft space.

Bedroom 3

Double aspect room with lovely views, wash hand basin, two double built in cupboards.

Shower room

Large shower cubicle with thermostatic mixer shower and glass screen. Bidet, wc and hand basin. Heated towel rail, part tiled walls, shaver socket and lovely views.

Outside

The house is centrally situated offering terrific extension opportunities. To the front is a good tarmacadam driveway with parking for a number of vehicles and more could be made. There is a large front lawn behind hedging with flower beds and shrubs. The lawn continues to the side and rear garden. Immediately to the rear of the house is a patio and flower bed. The rear garden is bisected by the river with a large stand of Gunnera Manicata and a magnificent weeping willow and enclosed by hedging.

Cedar Garage 21'10" x 10'0" (6.68 x 3.06)

Double doors to front, 2 windows.

Attached Garage 20'8" x 8'8" (6.3 x 2.66)

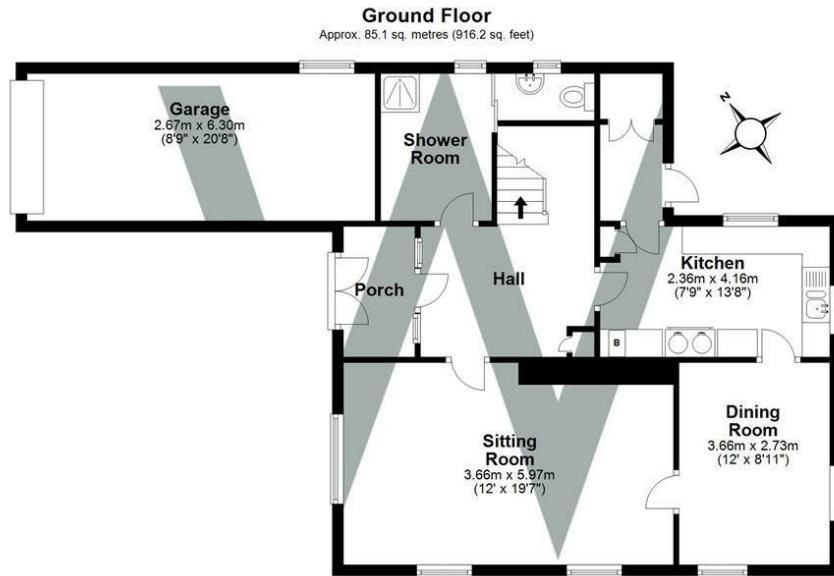
Up and over door, window, light and power.

Services

Mains water, electricity. Private drainage, oil central heating.

Outgoings

The Council Tax Band is ' F ' and the payment for the year 2022/2023 payable to Wiltshire Council is £2869.89.



Total area: approx. 142.5 sq. metres (1534.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			98
B	C	D	E
D	E	F	G
F	G	H	I
Not energy efficient - higher running costs			31
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
B	C	D	E
D	E	F	G
F	G	H	I
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

WHITES

Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP
Tel: 01722 336422
www.hwwhite.co.uk
email: residential-sales@hwwhite.co.uk



