



WITT ROAD, SALISBURY, WILTSHIRE, SP5

£575,000 FREEHOLD

Winkworth



WINTERS LODGE, WITT ROAD, SALISBURY, WILTSHIRE, SP5 1PL

Winters Lodge is a well located three-bedroom detached house in the popular village of Winterslow. Spanning over 1700 sq ft the property is light, well laid out and has a substantial garden.

On the ground floor there is a bedroom and a shower as well as ample storage. On the first floor there is a large open plan living/dining room which opens into the kitchen. There is also two double bedrooms and bathroom alongside a utility room. The conservatory provides access to the garden.

As you head outside, there is a patio area which is perfect for alfresco dining and a large east facing garden which spans almost an acre.

AT A GLANCE:

- Open plan living/dining room
- Kitchen
- Two double bedrooms
- Double bedroom with shower
- Two W/Cs
- Family shower room
- Utility room
- Integrated garage
- Very large garden
- Off street parking

SERVICES:

- Mains water, drainage and electricity
- Oil fired central heating
- EPC Band: E
- Council Tax Band: F

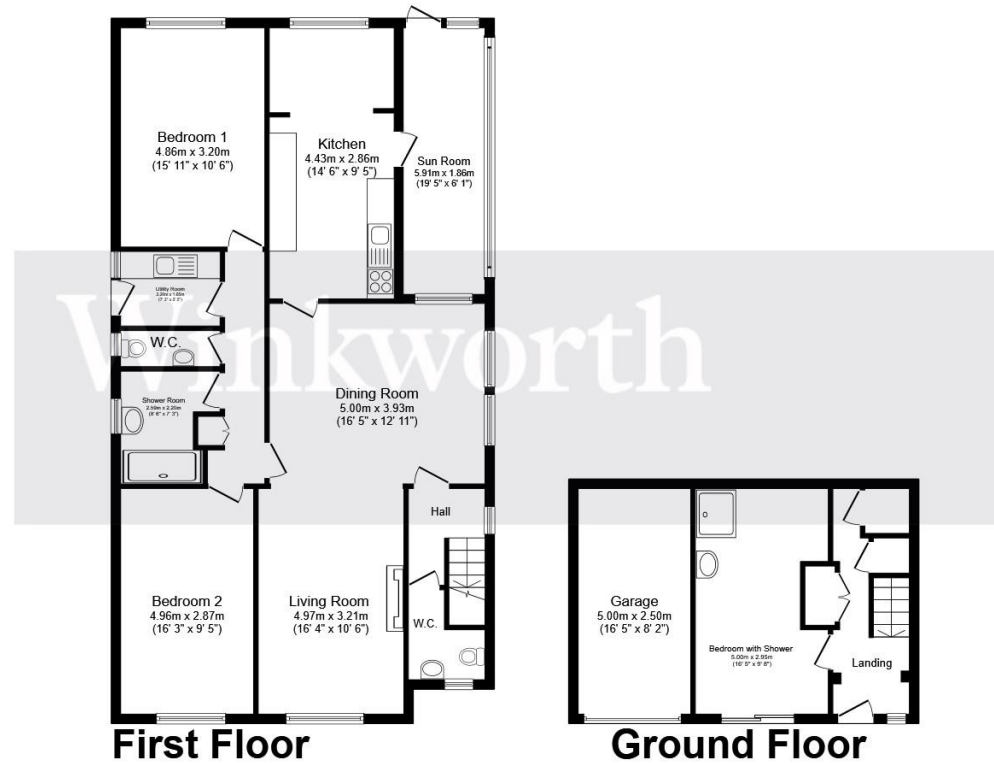


LOCATION

The village of Winterslow is located about 8 miles to the east of Salisbury and has good local amenities including a shop and post office, primary school, church, public house, doctors surgery and a village/sports hall with an all weather tennis court. In addition there are regular bus services to Salisbury where there is a wider range of amenities and services. The village is surrounded by open downland countryside where there are many walks and bridleways.

Nearby, the A30 provides good road access to nearby towns on the A303 with links to the West Country and London. Salisbury has a mainline railway station connecting to London Waterloo, with other stations including Grateley and Andover.





Total floor area 158.3 m² (1,704 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Salisbury | 01722 443 000 | salisbury@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

