



Winkworth

OLD GRANARY LANE, SALISBURY, WILTSHIRE, SP4 7RY  
£575,000 FREEHOLD





## OLD GRANARY LANE, SALISBURY, WILTSHIRE, SP4 7RY

**Situated in a quiet location close to the town centre, this handsome family home has four beds, two receptions, two bathrooms and a double garage and garden.**

The property is situated within this attractive and sought-after cul-de-sac position which is within level walking distance of Amesbury town centre and the facilities the town provides. The accommodation of this well-appointed property includes an entrance hallway, spacious sitting room with dual aspect, downstairs WC, open plan kitchen/breakfast room with separate dining area, utility room, double garage.

On the first floor there are four well-proportioned bedrooms with the master bedroom benefiting from an ensuite shower room and separate dressing room. The property has gas central heating, double glazing and is well suited to family living.

Externally there are generous and mature gardens and the immediate rear of the property there is a paved patio and separate barbecuing area. There is off-road parking for two vehicles side-by-side and this leads to a double garage.

### AT A GLANCE

Kitchen/breakfast room  
Sitting room  
Dining room  
Utility Room

Four bedrooms  
Family bathroom  
Double garage

Gardens





## LOCATION

The property is situated in a highly desirable residential location close to Amesbury town centre. Amesbury has a thriving community spirit with numerous amenities including shops, cafes, public houses, public transport and convenient access to the A303. The cathedral city of Salisbury is approximately 8 miles to the south of the town and this has a further range of facilities including a mainline rail link to London Waterloo.

## DIRECTIONS

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Leave Amesbury town centre in the direction of Salisbury and having negotiated the mini roundabout continue passing the town's fire station on the right-hand side and after a short distance turn right into Granary Lane. Follow the road as it bears around to the right and into the cul-de-sac and the property will be numbered accordingly.

EPC Band D

Council Tax Band F

Gas central heating and double glazing

Mains drainage

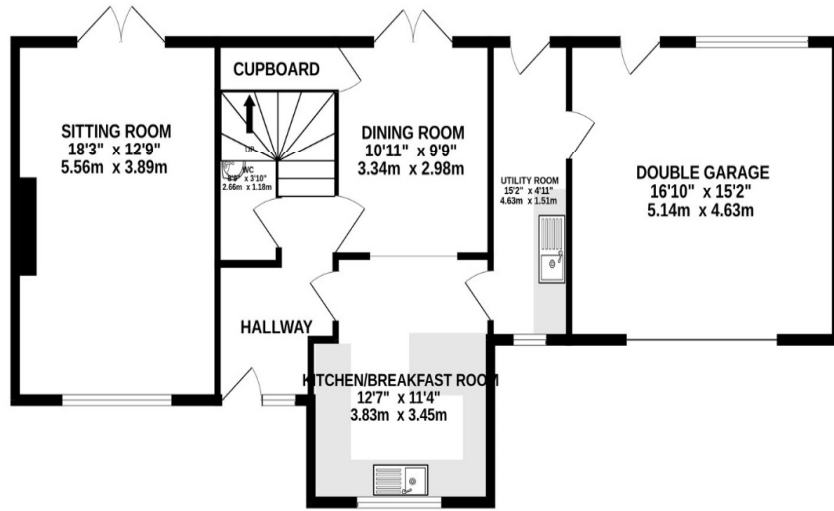
Ultrafast broadband available

Mobile coverage inside likely with EE and O2

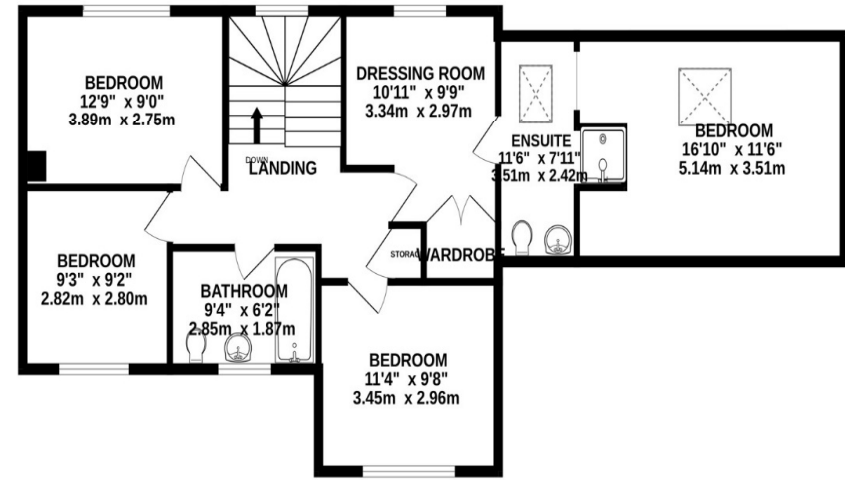
Mobile coverage outside likely with EE, Three, O2 and Vodafone



GROUND FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR  
855 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 1787 sq.ft. (166.0 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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