



SOUTHAMPTON ROAD, SALISBURY, WILTSHIRE, SP5 3EB  
£745,000 FREEHOLD

Winkworth



## SOUTHAMPTON ROAD, SALISBURY, WILTSHIRE, SP5 3EB

**An impressive home offering spacious accommodation with double garage and gated access. Large garden and off-street parking with garage.**

This is a superbly presented and substantial detached house offering excellent, well maintained family accommodation enhanced by double glazing and gas fired central heating. The property has been extended and refurbished to an extremely high specification and specific attention to detail by the owners, over a number of years, and now includes a reception hall with cloakroom, study, sitting room, separate dining room with semi open-plan kitchen off leading to a utility room. Upstairs a split landing leads to four double bedrooms (3 with fitted wardrobes), two also having en-suite shower rooms, and a family bathroom. A comprehensive list of fixtures and fittings will be made available.

Outside there are landscaped gardens to front and rear which reflect the standard of the property. A gated access with "cobbled" block paviour driveway and parking leads to the large garage and workshop. The gardens themselves offer much seclusion, are lawned and enhanced with well stocked plant borders.

### AT A GLANCE

Kitchen

Sitting room

Dining room

Study

Four double bedrooms

Two ensuites

Family bathroom

Garage

Driveway parking

Gardens





## LOCATION

The village of Whaddon, along with the adjoining village of Alderbury, is located on the southeastern side of the historic Cathedral city of Salisbury. This area benefits from easy access to the city center and routes south toward Southampton via the A36. Whaddon and Alderbury offer a strong sense of community, supported by a variety of amenities, including two general stores (one with post office), a community centre with open space, the Green Dragon public house, a primary school, and a dental practice, as well as numerous scenic walking routes. Public transport is also available, enhancing the village's connectivity.

## DIRECTIONS

From Salisbury, follow the A36 Southampton Road. After passing over the Tesco roundabout, continue along to the dual carriageway, then turn right (across the carriageway) as signposted for Alderbury. Proceed through the village, continuing through Alderbury and into Whaddon. Towards the end of this road, the property can be found on the right-hand side, just before the village shop, marked by a For Sale board.



EPC Band C  
Council Tax Band E  
Gas fired central heating  
Double glazing  
Mains drainage  
Ultrafast broadband available.  
Mobile - Indoors limited.  
Mobile - Outdoors likely with main providers



# Bramleigh House, Southampton Road Whaddon, Salisbury

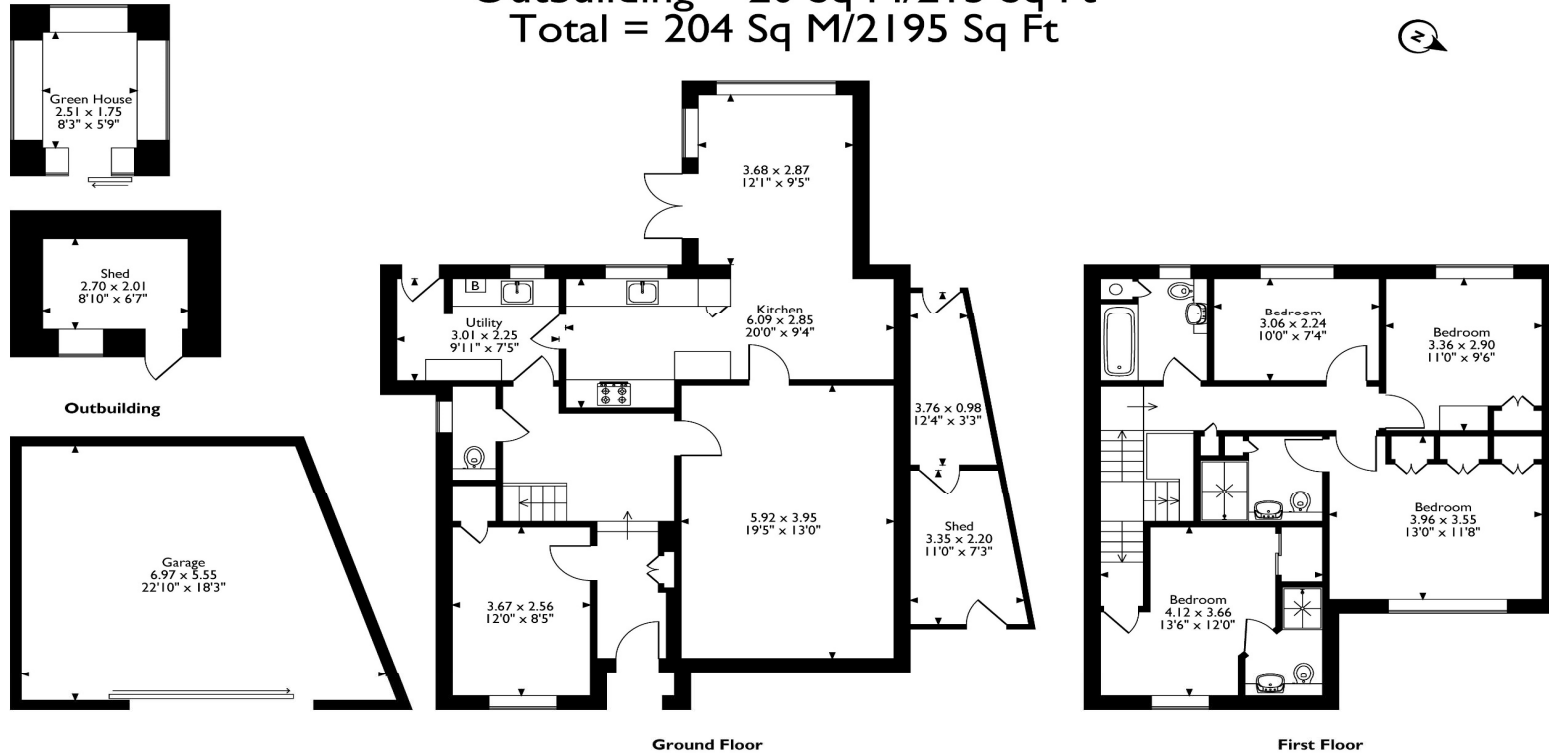
Approximate Gross Internal Area

Main House = 151 Sq M/1625 Sq Ft

Garage = 33 Sq M/355 Sq Ft

Outbuilding = 20 Sq M/215 Sq Ft

Total = 204 Sq M/2195 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(80-100) <b>A</b>		84
(69-79) <b>B</b>		
(55-68) <b>C</b>	72	
(45-54) <b>D</b>		
(35-44) <b>E</b>		
(25-34) <b>F</b>		
(1-24) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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