



ABBAY LANE, AMESBURY, WILTSHIRE, SP4 7AY
£495,000 FREEHOLD

Winkworth

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A beautifully presented detached four-bedroom family home in the heart of Amesbury, featuring an enclosed garden, garage and parking. Offered with no onward chain. EPC: C.

Originally built by our clients for their own occupation and now offered to the open market for the first time, this modern detached house is located within the town centre, within a private, gated, driveway serving just three properties. The accommodation, presented in excellent decorative order and with new carpets, double glazing and oil-fired central heating, comprises an entrance lobby and hall, separate sitting and dining rooms and a large kitchen with utility and cloakroom off, on the ground floor. Upstairs, off a central landing, there is a principal bedroom with a walk-in wardrobe and en-suite shower room, three further well-proportioned bedrooms and a bath/shower room with a separate WC. Outside, the property has good driveway parking for two vehicles leading to a large garage with integral access to the house and an external, covered staircase to a superb, multi-functional hobby/storage room above. The landscaped rear garden is secluded and laid to small lawn and patio with raised side borders which continue around the side and to the front. The detached house is offered to the market with no onward chain.

AT A GLANCE

- Kitchen
- Sitting room
- Dining room
- Utility room
- W.C
- Four double bedrooms
- Family bathroom
- Ensuite
- Hobby/storage room
- Garage
- Parking
- Gardens



LOCATION

Amesbury is an historic town and civil parish in Wiltshire, England, best known as the home of the prehistoric monument of Stonehenge, which lies within its parish boundary. Believed to be the oldest continuously inhabited settlement in Great Britain dating back to around 8820 BC, Amesbury offers a rare blend of rich heritage and modern convenience, shops, restaurants and leisure facilities.

Just two miles from Stonehenge and 1.5 miles from Woodhenge, the town rests on the banks of the River Avon, surrounded by a landscape steeped in history, from ancient pathways to tranquil riverside walks.

Closer to the centre, the charming Lords Walk combines riverside views leading to the Abbey.

For commuters, Salisbury's mainline railway station offers a direct service to London Waterloo in around 80 minutes. The nearby A303 provides excellent road links to the south coast, Bath, Winchester, and Southampton, as well as easy access to the M3 for travel to London or west to Exeter and the West Country. Salisbury itself boasts a vibrant community, with a twice-weekly charter market, a renowned theatre, superb shopping, and an abundance of leisure and recreational facilities.

DIRECTIONS

What3 Words - ultra.commuted.tasters

Leave Salisbury on the A345 Castle Road, heading towards Amesbury. Continue past Boscombe Down airfield on your right, then head down the hill. At the roundabout, bear left and follow the road into town. On reaching the edge of Amesbury, continue towards the centre, passing the fire station on your left. Cross over the Aldi mini-roundabout, and at the next mini-roundabout take the first exit left onto the High Street (Salisbury Street). At the end, just as the road splits, take the driveway directly in front of you (Abbey Lane – private lane). The property is located behind a set of metal gates on the left-hand side. **STRICTLY BY APPOINTMENT ONLY**

EPC Band C

Council Tax Band F

Oil central heating

Double glazing

Mains drainage

Ultrafast broadband available in the area.

EE good outside, good inside.

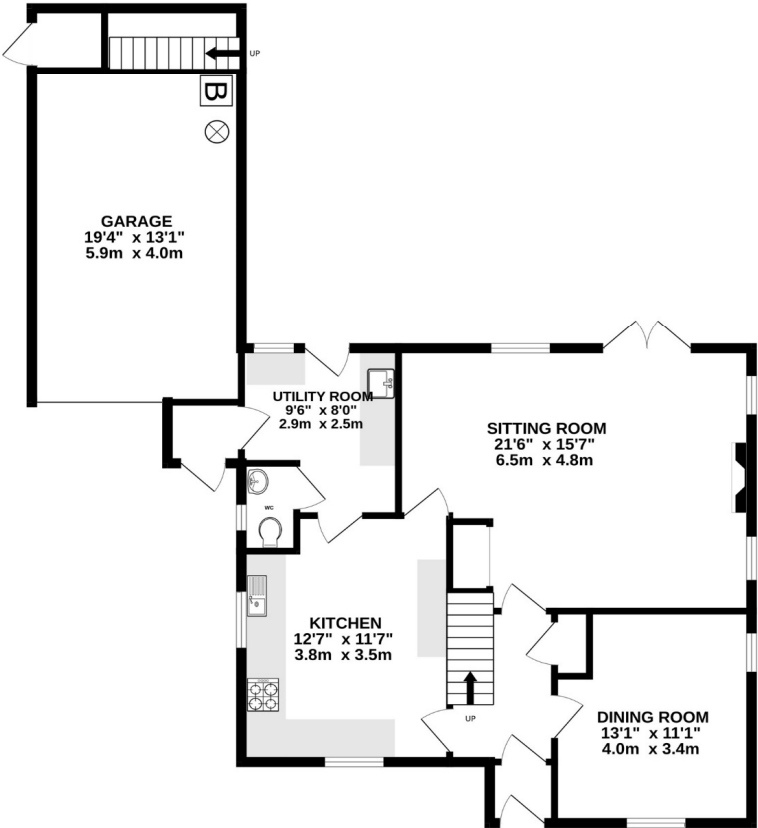
O2 good outside, variable inside.

Three good outside.

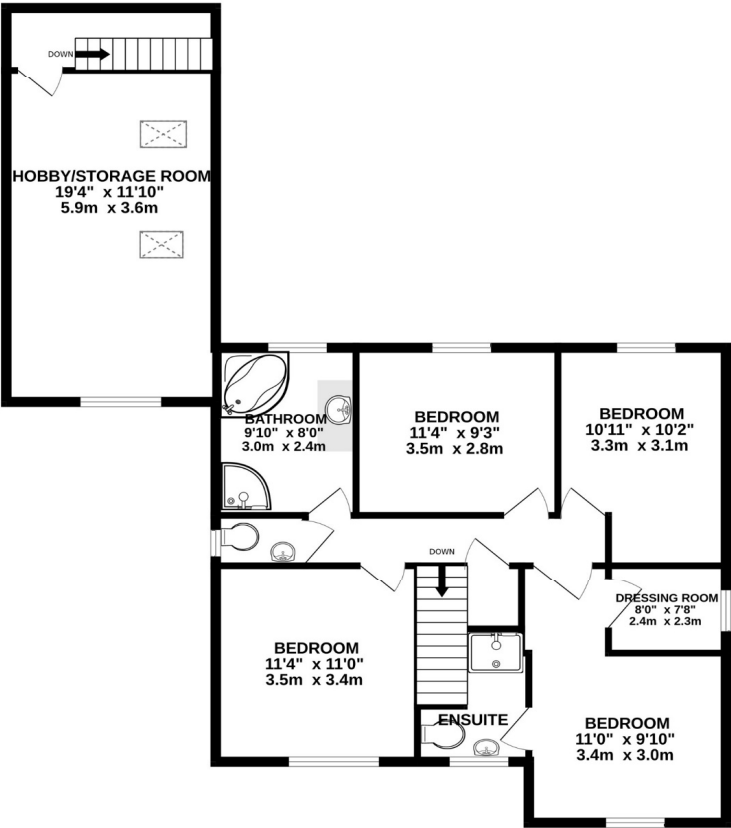
Vodafone good outside, variable inside.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1722sq.ft. (160.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

