



FOSTER LANE, SALISBURY, WILTSHIRE, SP5 3FY
£575,000 FREEHOLD

Winkworth



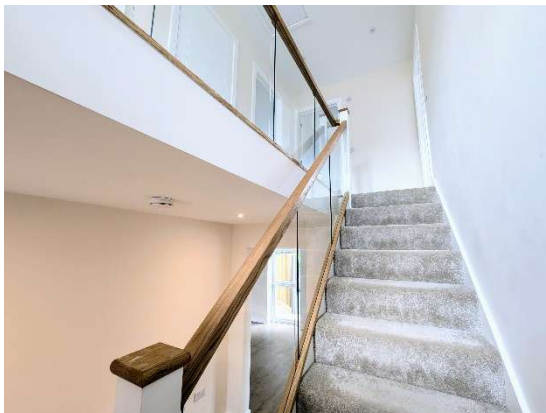
FOSTER LANE, SALISBURY, WILTSHIRE, SP5 3FY

**New, detached five-bedroom family home in the village of Alderbury.
EPC: B**

Number 5 Foster Lane is a brand-new detached house, built to an exacting standard and with a 10-year New Home Warranty, by local developers Twelve Fifteen (1215) Heritage Homes, in the traditional style with pleasing brick elevations beneath a tiled roof. Inside this generously proportioned home, which is heated via an energy efficient gas boiler and includes double glazing throughout, combines contemporary elegance with practical design and includes premium finishes such as luxurious quartz surfaces complimenting sleek and stylish base and wall cupboards in the kitchen, with high-end integrated AEG kitchen appliances - stainless steel double oven, an induction hob with extractor over, fridge/freezer and a dishwasher. Furthermore, the spacious accommodation is approached through an inviting entrance hall with cloakroom off. The kitchen, with utility room off, is open plan to the large dining/family area which itself leads to the living room. The staircase, with contemporary glass balustrades leads upstairs to the generous landing with four double bedrooms, two of which have en-suite shower rooms, the principle also with a deep walk-in wardrobe and the family bathroom. The house is approached over a driveway leading to the automatic roller door into the integral garage. Outside there is a lawned front garden and a gated side access to the enclosed rear garden with lawn, patio and decked barbecue platform with outside "kitchen" and timber garden shed.

AT A GLANCE

- Open plan kitchen/diner
- Sitting room
- Utility room
- Four bedrooms
- Family bathroom
- Two en-suites
- Garage
- Parking
- Gardens



LOCATION

Alderbury is a highly desirable village to the south of Salisbury with excellent commuting opportunity to Romsey and Southampton via the A36/M27. The beautiful New Forest Heritage Park is also within easy reach. Local amenities include a village hall with a Bowls club, primary school, two local stores and a post office, a public house and tennis and football clubs. There is a frequent bus service to and from the cathedral city which offers a comprehensive range of shops and supermarkets, a variety of sports clubs, a golf club and a leisure centre. There are theatres, cinemas and a wide variety of pubs and restaurants offering worldwide cuisine. Salisbury has an excellent range of highly considered schools in the Private, Grammar and State sectors and there is a mainline rail service to London (approx 90 mins) and the West Country.

DIRECTIONS

What3Words - submits.trickled.securig

Leave Salisbury on the A36 Southampton Road. Upon reaching the Tesco roundabout proceed straight over on to the second exit, passing MacDonalds on the left and continue through the traffic lights. After a short distance you will reach the Alderbury bypass dual carriageway. Move into the right-hand lane and then immediately into the right-hand slip road before crossing the opposite carriageway toward Alderbury. Upon reaching the village pass Clarendon Road, Oakfield Grove and Junction Road on the left before reaching Foster Lane also on the left. The property will be found straight ahead.

Council Tax Band F

EPC Band B

Gas central heating and double glazing

Mains drainage

Ultrafast broadband available.

Vodafone variable inside good outside.

EE good inside good outside.

O2 variable inside good outside.

Three good outside only.





Ground Floor
Floor area 81.5 sq.m. (877 sq.ft.)



First Floor
Floor area 79.7 sq.m. (858 sq.ft.)

Total floor area: 161.2 sq.m. (1,735 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Winkworth