

SARNIA, MILL LANE
EAST WINTERSLOW, SALISBURY



EVANS & PARTRIDGE











SARNIA, MILL LANE, EAST WINTERSLOW, SALISBURY, WILTSHIRE, SP5 1PX

AN EXCELLENT DETACHED BRAND NEW 4/5 BEDROOM FAMILY HOUSE WITH WELL APPOINTED AND PARTICULARLY SPACIOUS ACCOMMODATION STANDING IN ABOUT A FIFTH OF AN ACRE IN A QUIET ELEVATED RURAL SETTING ON THE EDGE OF THE VILLAGE WITH IMPRESSIVE FAR-REACHING COUNTRY VIEWS

**BRAND NEW HIGH QUALITY HOUSE - LIGHT AND AIRY ACCOMMODATION
DOUBLE HEIGHT RECEPTION HALL AND CLOAKROOM
DUAL ASPECT LIVING ROOM WITH LOG BURNER AND SEPARATE STUDY
SPACIOUS OPEN PLAN KITCHEN WITH ADJOINING DINING AND LIVING AREAS
VERY LARGE PRINCIPAL BEDROOM/DRESSING ROOM WITH EN SUITE BATHROOM AND HALL
THREE FURTHER DOUBLE BEDROOMS (ONE WITH EN SUITE), FAMILY BATHROOM
AMPLE PARKING, SPACIOUS INTEGRAL DOUBLE GARAGE
STUNNING FAR-REACHING VIEWS AND QUIET POSITION**

GUIDE PRICE: £950,000 Freehold

DESCRIPTION

An exclusive development of two individual, large high quality detached family houses, constructed of brick and composite clad elevations beneath a tiled roof, incorporating a substantial double garage. The accommodation features a central double height reception hall with galleried landing, inner hall with cloaks cupboard and cloakroom, dual aspect living room with log burning stove, separate study, large central open plan kitchen/breakfast room with adjoining dining and sitting areas, separate good sized utility/boot room with further hall connecting through to the garaging. The ground floor has underfloor air source heating and to the first floor by radiators. On the first floor a particular feature of this house is the substantial principal bedroom suite with entrance hall, dressing area and large principal bathroom with shower. There are three further double bedrooms, one with an en suite shower room, as well as the family bathroom. Due to the excellent quiet elevated position, far-reaching views are enjoyed from all principal rooms and the garden which adjoins a paddock. This brand new home will have the benefit of a 10 year structural defect warranty. Note: CGI has been used to superimpose furniture and carpets in some of the principal rooms as an example.

LOCATION

The property enjoys a quiet elevated setting on the edge of East Winterslow (part of The Winterslows) with views toward Southampton Docks and the Isle of Wight on a good day. The village provides a range of amenities including a post office, shops, public houses, doctors surgery/pharmacy, primary school and public tennis court. There is a bus stop for schools on the corner of Mill Lane. Salisbury (8 miles) offers a comprehensive range of shopping and leisure facilities, as well as excellent schooling (both state and private) including boys and girls grammar schools, and also a mainline railway station providing services to Waterloo. There is also a mainline railway station at Grateley (9 miles) with trains to Waterloo in 75 mins. There is access to London and the West Country via the A343/A303.

ACCOMMODATION

Porch

Wide covered entrance on exposed post. Paved flooring. Composite door with three integral diamond shaped glazed panels and full height window to side into:

Central Reception Hall	(Impressive double height ceiling with large Velux sky light and glazed gallery landing above). Turning staircase with glass balustrades rising to the first floor. Low door to deep understairs storage cupboard. Manifold for underfloor heating concealed to one side. Limed oak effect Karndean flooring. Panelled door with integral glazing into living room. Further similar door into open plan kitchen/breakfast room with adjoining dining and sitting area. Wide opening into:
Inner Hall	Limed oak effect Karndean flooring. Ceiling light point. Double doors to a deep cloaks cupboard. Further doors to study and cloakroom.
Cloakroom	White suite comprising wash hand basin on modern matt green washstand with double cupboard beneath, mixer tap and porcelain tiled splash back over. Low level WC with concealed cistern. Obscure glazed window to front aspect. Limed oak effect Karndean flooring. Ceiling light point. Extractor fan.
Living Room	(Generously proportioned and dual aspect) Open fireplace with log burning stove. Folding glazed doors almost to the full width of the room to the rear elevation opening onto the terrace and enjoying far-reaching countryside views. Further glazed double doors at gable end onto main garden. Full height casement window also overlooking rear garden. LED downlighters.
Study	Window at gable end overlooking the main garden toward paddock beyond. Limed oak effect Karndean flooring. LED downlighters.
Kitchen/Breakfast Room	Stainless steel 1½ bowl sink unit with Quooker instant boiling water, mixer tap and moulded quartz drainer. Long white quartz work surfaces with similar upstand including wide peninsular with breakfast bar to one side, inset Neff five zone induction hob, Elica flush extractor hood and light above. Pendant lights over breakfast bar. A comprehensive range of two tone handleless soft close cupboards and drawers including a number of deep pan drawers (from Ewe). Integrated Bosch larder fridge and under counter freezer. Neff oven and grill with Neff combi oven above. Limed oak effect Karndean flooring. Picture window to front aspect and further window to side aspect, each with country views. LED downlighters. Opening to side of peninsular into:
Adjoining Dining Area	(Spacious and L-shaped) Limed oak effect Karndean flooring throughout. Space for dining table and dresser/sideboard. Large glazed double doors onto rear terrace. LED downlighters.
Sitting Area	Spacious, also with LED and pendant light points. Folding aluminium framed glazed doors open onto the rear terrace and affording far-reaching views across countryside with playing fields in the distance. Door to:
Utility/Boot Room	(Large and well-appointed) Horseshoe shaped quartz work surfaces with similar upstand. A range of light grey handleless high and low level deep shelved cupboards (from Ewe). Inset stainless steel sink unit with mixer tap. Recesses and plumbing for appliances. Window to front aspect. Limed oak effect flooring throughout. Space for corner bench with coat hooks above. LED downlighters.
Rear Hall	Connects utility and integral double garage. LED downlighter. Wide glazed door with full height glazing to side opening onto the rear terrace and garden. Internal door into:
Integral Double Garage	All cavity built. Twin remote operated electric sectional panelled doors to driveway. Bays are open internally. Window to rear aspect. To the rear corner there is pressurised water cylinder and heat exchanger as well as a water softener.
<u>First Floor</u>	
Central Galleried Landing	Balustrade overlooking reception hall. Ceiling lights and panelled doors to:
<u>Principal Bedroom Suite</u>	
Entrance Hall	Space for settee/chaise longue. High Velux light to rear aspect with distant views. LED downlighters. Loft hatch. Door to deep wardrobe. Wide opening into:
Bedroom and Dressing Area	(A substantial open L-shaped triple aspect bedroom). Bedroom: Wide picture window to rear aspect with fabulous far-reaching views toward farmland and countryside. Large Velux light to front aspect. LED downlighters. Eaves storage cupboard. Dressing Area: Space for comprehensive free-standing or built-in bedroom furniture. LED downlighters. Windows to side aspect.
Principal Bathroom	(Large and well-appointed) White suite comprising large double ended bath in raised tile surround, central mixer tap, wide wash hand basin with drawers beneath, mixer tap and tiled splash back above. Electric mirror over basin. Low level WC with concealed cistern. Frameless glass walk-in shower with overhead and handheld attachments. Porcelain tiled flooring with underfloor heating. Obscure glazed window to side aspect. LED downlighters.
Bedroom Suite Two	(Large double bedroom) Deep dormer picture window to rear aspect with far-reaching country views. LED downlighters. Panelled door into:

En Suite Shower Room	White suite comprising wash hand basin on matt grey washstand with double cupboard beneath, mixer tap and porcelain tiled splash back. Electric mirror over basin. Low level WC. Corner glass/tiled shower enclosure with overhead and handheld attachments. Karndean stone effect flooring. Eaves cupboard. Obscure glazed window to side aspect. LED downlighters.
Bedroom Three	(Large double bedroom) Window to front aspect with far-reaching country views. LED downlighters.
Bedroom Four	(Double bedroom) Dormer window to rear aspect with distant views toward playing fields. LED downlighters.
Family Bathroom	(Generously proportioned) White suite comprising double ended deep bath, central mixer tap and tiled splash back. Wash hand basin on matt grey washstand with double cupboard beneath, mixer tap and tiled splash back. Electric mirror over basin. Corner glass/tiled large shower enclosure with overhead and handheld attachments. Low level WC with concealed cistern. Karndean stone effect flooring. Velux light to front aspect. LED downlighters.
Outside	Splayed access off village lane. Gate onto generous driveway providing parking and leading to the integral garage and front entrance porch. Level garden enclosed by fencing and young hedging extends to the rear and one end of the property where there are paved seating/entertaining areas. Far-reaching views are enjoyed from the gardens.
Services	Mains water, mains drainage. Air source heat pump to underfloor heating on ground floor and radiators on first floor. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP5 1PX
Council Tax Band	To be confirmed.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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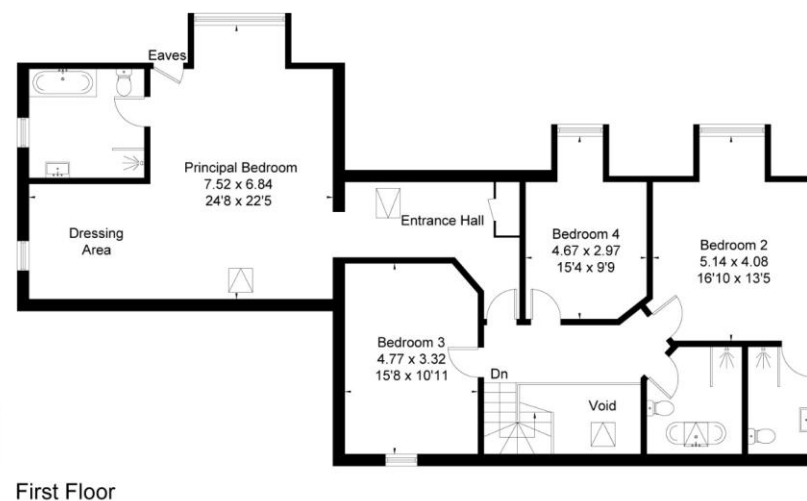
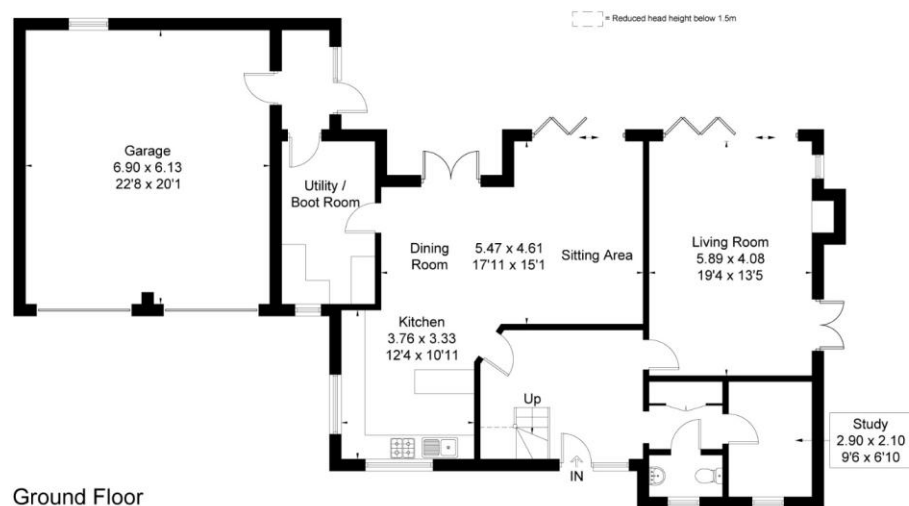
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Approximate Floor Area = 271.3 sq m / 2920 sq ft
(Including Garage / Excluding Void)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69160