



EVANS & PARTRIDGE

4 ST. ANN SQUARE
SALISBURY, WILTSHIRE











4 ST. ANN SQUARE, SALISBURY, WILTSHIRE SP1 2FJ

A BRAND NEW DETACHED HOUSE IN AN EXCLUSIVE SMALL GATED DEVELOPMENT OF JUST FOUR PROPERTIES WITHIN A SHORT WALK OF THE CATHEDRAL AND CITY CENTRE.

**EXCLUSIVE SECURE GATED DEVELOPMENT
DOUBLE GARAGE WITH EV CHARGING POINT
BRAND NEW WITH HIGH QUALITY FINISHES
ENERGY EFFICIENT WITH UNDERFLOOR HEATING
QUARTZ WORK TOPS – SIEMENS APPLIANCES
TRIPLE GLAZED WINDOWS**

OFFERS INVITED AROUND: £650,000 Freehold

DESCRIPTION

A high quality brand new house with detailed brick elevations beneath a tiled roof with attractive lead finishes and cast iron guttering. The property has the benefit of a detached double garage and parking space with a private walled courtyard style garden. This highly insulated building also has triple glazed windows and is heated via an Air Source heat pump with underfloor heating on the ground and first floors. The loft has been developed into a further versatile living space.

LOCATION

The property is situated in the historic Cathedral city of Salisbury and is well placed for the Cathedral Close and an extensive range of restaurants, city centre shops and the market. Cultural, social and educational amenities nearby include the theatre, arts centre, cinema, medical facilities and both private and state schools for all ages are within and outside the city boundary. Bishops Wordsworth School and South Wilts Grammar School are both within walking distance. Leisure and recreational facilities include the Five Rivers Health and Wellbeing Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. Salisbury has good road links to London (A303) Southampton (A36) and Bournemouth (A338) and a mainline rail service (also walkable) to London, Waterloo (90 minutes) and the West Country.

ACCOMMODATION

Entrance

Paved approach. Contemporary outside light. Covered porch with staggered brick reveal to one side. Matt grey composite door into:

Reception Hall

Coir mat at threshold. Oak flooring. LED downlighters. Turning staircase with oak balustrade to one side rising to the first floor. Access into open-plan luxury kitchen with adjoining dining and living area. Solid core oak doors with oak architraves leading to utility and cloakroom.

Open Plan Living / Dining Area	Oak flooring throughout. LED downlighters. Picture window to side aspect with smaller window to rear aspect. Full height glazing to opposite corner incorporating a sliding glazed door opening onto the split level rear terrace/garden. This room opens into:
Luxury Kitchen	White quartz work surfaces with similar upstand and windowsill, 1½ bowl sink unit with quartz drainer and raised mixer tap with handheld jet. A range of matt blue high and low level cupboards and drawers including some deep pan drawers. Integrated Siemens oven and grill with integrated Siemens combination oven above. Siemens four zone induction hob with Siemens contemporary extractor fan, light over and quartz splashback. Integrated Siemens fridge freezer and Miele dishwasher. Oak flooring continues. Picture window to side aspect.
Utility	Work top with similar upstand inset stainless steel sink with mixer tap and drainer, cupboards beneath. Recess and plumbing for washing machine. Pressurised hot water cylinder and expansion tank. Manifold for underfloor heating, fuse boxes, LED downlighters, window to side aspect and extractor fan. Oak flooring.
Cloakroom	Moulded basin with side mixer tap, tiled splashback, narrow double cupboard beneath and low level WC with concealed cistern to one side. Oak flooring. LED downlighter. Extractor fan.
<u>First Floor</u>	
Landing	An impressive double height area with exposed framework and contemporary Halo hanging lights. Turning staircase to with similar oak balustrades rises to second floor. Large corner picture windows to front inside aspect. Further windows to side aspects where you can see the Cathedral spire. Oak door conceals a useful first floor cupboard that also houses the manifold for the first floor underfloor heating. Oak panelled doors with oak architraves to:
Principal Bedroom	Picture window to side aspect. LED downlighters. A long room with space for dressing area. Oak door into:
En Suite Shower Room	White suite, ceramic wash hand basin with mixer tap, tiled splashback and double cupboard beneath. Low level WC with concealed cistern to one side, circular electric mirror above. Opening to side of glass screen into walk-in shower. Fully tiled with high spec Grohe shower, overhead and handheld attachments. Mainly tiled walls. Obscure glazed window. LED downlighter. Extractor fan. Oak effect Karndean flooring.
Bedroom 2	Double bedroom. LED downlighters. Large windows to side and front aspects with a view towards the Cathedral spire.
Bedroom 3	L-shaped and ideal for study or small bedroom. Large window to side aspect. LED downlighters.
Family Bathroom	Well appointed. White wash hand basin with mixer tap, tiled splashback and large electric mirror above with heater and bluetooth speaker. Double cupboard beneath and low level WC with concealed cistern to one side. Panelled bath with mixer tap/handheld shower attachment, tiled splashback and windowsill. Quadrant curved glass/tiled shower enclosure with high quality Grohe mixer shower, overhead and handheld attachments. Oak effect flooring. LED downlighters. Chrome towel radiator and extractor fan.

Second Floor

Small Landing	Oak balustrade overlooking main landing and oak door into:
Bedroom 4 / Upper Sitting Area	A spacious U-shaped room with exposed beams and framework incorporating deep recesses with LED downlighters and Velux roof light with rain sensor and remote opening. Two electric ceramic radiators. Numerous power points.
Outside	This small development is accessed at the very end of Eyres Way. Curved brick pier and substantial electric hardwood gate gives access to a paved courtyard. Access to front of house and extended block paved access/parking space lead to the garage.
Double Garage	Solid rendered elevations beneath a flat roof with mini slate pitch over a remote operated roller door. Light and power. Personnel door to garden.
Rear Garden	Split level with patterned sandstone paving ideal for BBQs and entertaining well screened by tall old brick walls and enjoying privacy.
Services	Mains electricity, water and drainage. Air Source Heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP1 2FJ
Council Tax	TBC

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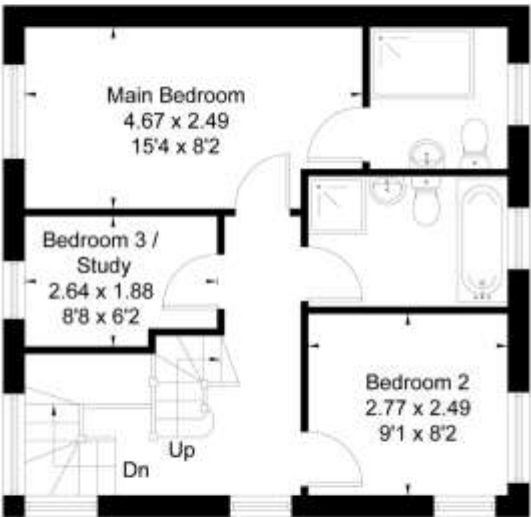
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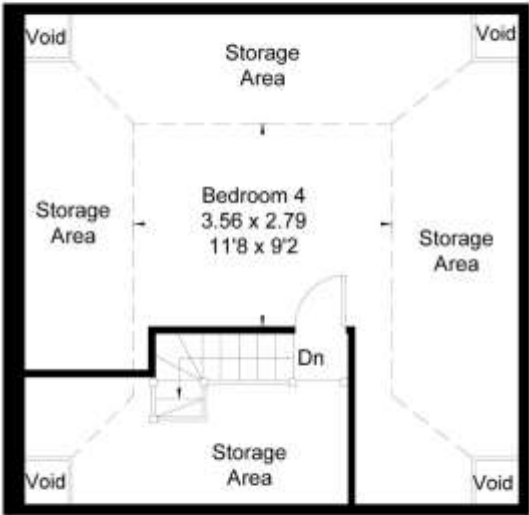
Approximate Floor Area = 130.0 sq m / 1400 sq ft



Ground Floor



Upper Floor



Top Floor



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