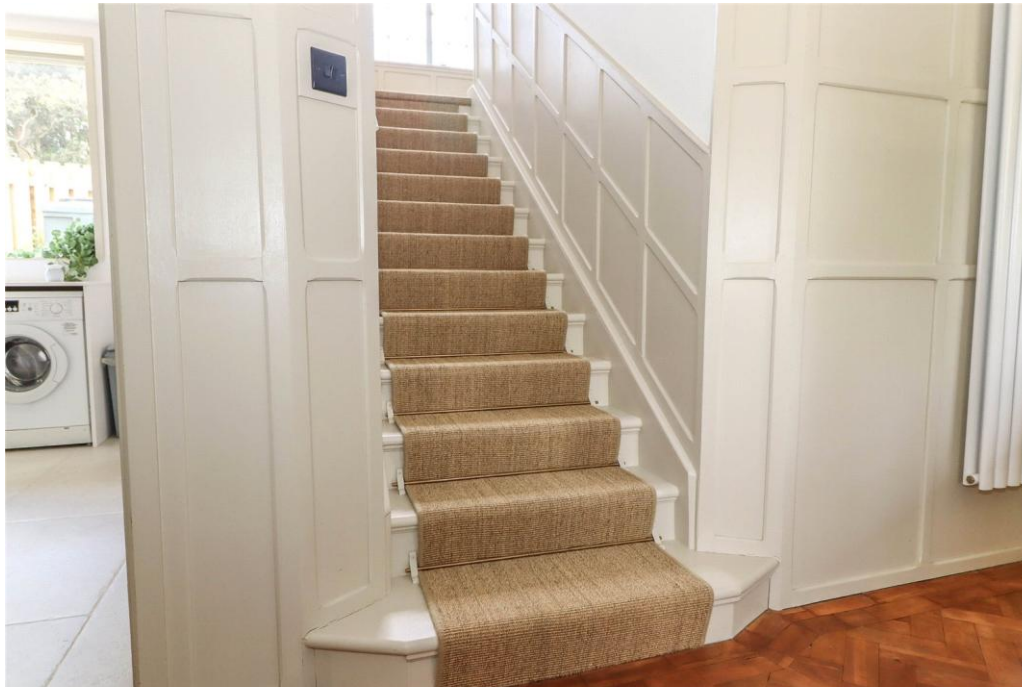
CUCKOO PEN
PORTON, Nr.SALISBURY
EVANS & PARTRIDGE



CUCKOO PEN, WINTERSLOW ROAD, PORTON, SALISBURY, WILTSHIRE, SP4 0LF

A UNIQUE AND CHARACTERFUL OLDER STYLE FAMILY HOUSE THAT HAS BEEN EXTENDED AND COMPLETELY PROFESSIONALLY MODERNISED BY RENOWNED LOCAL BUILDERS SET IN THE HEART OF THE VILLAGE WITH AMENITIES WITHIN CLOSE WALKING DISTANCE

CHARACTERFUL DETACHED HOUSE IN HEART OF THE VILLAGE
LIGHT AND AIRY ACCOMMODATION
COMPLETELY MODERNISED BY PROFESSIONAL TEAM
RE-WIRED - RE-PLUMBED - BRAND NEW KITCHEN AND BATHROOM
SET BACK FROM THE LANE WITH WELL ENCLOSED GARDEN
GATED DRIVEWAY - AMPLE PARKING

OFFERS INVITED AROUND: £795,000 Freehold

DESCRIPTION

This unique detached house has brick and rendered elevations beneath a tiled roof. Large older style leaded windows remain and there is an excellent brand new rear extension housing luxury kitchen with bi-folding doors onto the rear terrace. Additionally, there is a central reception hall with decorative panelling and cloakroom, a characterful and imposing staircase with large half landing with picture window rising to the first floor. The new kitchen extension opens directly into a living/dining room with open fireplace. There is a separate sitting room also with fireplace and a lean-to study. At the rear of the house there is a useful utility/work room. On the first floor there are four bedrooms, one with a brand new en suite shower room, as well as a brand new family bathroom. The house has been completely re-decorated. Parts of the ground floor feature original parquet flooring, all other floor coverings have been replaced with new carpet, porcelain tile and Karndean in the bathrooms. Outside, the property stands in a good sized and well enclosed garden. There is a large gated driveway for parking, a rear terrace and a useful detached outbuilding ideal as a home office/studio.

LOCATION

The property is situated in the village of Porton which offers everyday facilities including a shop, church, village hall, recreation ground, garden centre, public house and regular bus services to Salisbury. Junior schools are located mid-way between Porton and Idmiston and also at Gomeldon. The nearby cathedral city of Salisbury is approximately six miles distance and offers a comprehensive range of educational, sporting and shopping facilities, together with the Playhouse Theatre and a main line railway station (with fast services to Waterloo).

ACCOMMODATION

Approach	Sandstone paved path with well stocked borders to either side leads to:
Imposing Central Porch	Wide brick steps, quarry tile flooring. Heavy exposed oak posts and dwarf brick walls to either side beneath attractive tiling. Hand made oak panel door with attractive leaded windows to either side leading to:

Central Reception Hall	Parquet flooring. Attractive chamfered panelling to all walls. Contemporary central ceiling light. Staircase with central runner and further decorative panelling to either side rising to half landing and first floor. Panelled doors to sitting room, stunning open plan kitchen/breakfast room with adjoining living and dining area, utility/work room and cloakroom.
Cloakroom	Contemporary raised ceramic basin on rustic timber sill with tiled surround, mirror above, downlighter over and Limestone shelf beneath. Low level WC. Obscure glazed leaded window to rear aspect. Porcelain tiled flooring. Ceiling light point and extractor fan.
Sitting Room	A large triple aspect reception room with beautiful parquet flooring. Exposed beams. Arched open brick fireplace to one wall with raised hearth, display areas to either side and quarry tiled sill over. Wide leaded picture window to the front aspect overlooking the garden with a large mature Beech tree. Further picture window to side aspect and smaller leaded casement window to opposite side. Ceiling light point and LED downlighters over fireplace. Crittall leaded glazed door and step down into:
Study	Quarry tile flooring. Very light with triple aspect. Full width picture window to side aspect. Leaded casement window to rear aspect, Crittall glazed door with further high level window to side, front aspect and overlooking garden. High profile ceiling and wall light points.
Open Plan Kitchen / Living Area	A stunning light and airy double room ideal for family life and entertaining divided into a luxury kitchen/breakfast room with adjoining dual aspect living/dining area with open fireplace.
Living / Dining Area	Parquet flooring throughout, exposed beams, leaded picture windows to front and side aspects. Moulded stone open fireplace with deep recesses to either side of chimney breast. Contemporary ceiling light points. Wide opening into:
Luxury Kitchen	Ceramic three bowl sink unit with small drainer and central tap. Polished quartz work surfaces with similar upstand and window sills. A range of pastel colour washed high and low level cupboards and drawers incorporating some open fronted storage areas. Integrated fridge and freezer, integrated dishwasher, Smeg range comprising two ovens, grill and wide induction hob. Porcelain tiled flooring throughout. High ceiling with central pendant light point. Wide fixed picture window to side aspect. An aluminium frame folding glazed door to rear aspect opening onto a rear terrace and garden.
Utility/Work Room	A good sized utility. Windows on two aspects. L-shaped quartz work surfaces with mixer tap, range of cupboards, recesses for appliances and further storage recesses. Grant oil fired boiler, fitted water softener. porcelain tiled flooring. Door to rear garden.
First Floor	Wide half landing featuring a beautiful window to the side aspect.
Main Landing	Balustrade overlooking stairwell, contemporary ceiling light point and loft hatch. Doors to:
Principal Bedroom	Triple aspect double bedroom featuring attractive leaded glazed windows to front, side and rear aspect. Due to the room's elevated position views can be enjoyed over surrounding rooftops. Central ceiling light point. Built-in double wardrobe with cupboard above. Panelled door to:
En Suite Shower Room	White suite comprising contemporary raised oval basin with side brass mixer tap, tiled surround standing on tiled plinth with oak beam and shelf under. Corner shower. Low level WC. Tall towel radiator. Wide obscure glazed window to rear aspect with tiled sill. Oak effect flooring. Ceiling light point.
Bedroom 2	Triple aspect double bedroom featuring lovely leaded windows to front and either side aspect. Central ceiling light point.

Bedroom 3	Picture window to side aspect with view towards the church. Ceiling light point. Built-in corner wardrobe.
Bedroom 4 / Study	A compact single bedroom or ideal study/dressing room featuring a characterful leaded bay window to the front corner aspect over the entrance porch. Ceiling light point.
Family Bathroom	White suite comprising panelled bath with mixer tap/handheld shower attachment to one end, tiled surround. Raised wash hand basin with side brass mixer tap on rustic oak sill with exposed oak frame and shelf beneath. Low level WC. Oak effect flooring. Tall towel radiator. Obscure glazed window. Ceiling light point and extractor fan.
Outside	Access off the road onto a long tree lined gravelled track interspersed with spring flowers, bulbs and shrubs. Splayed access and attractive wrought iron double gates onto an extended Cotswold stone edged gravel driveway; providing plenty of parking and a turning space.
Front Garden	This is well enclosed by tall hit and miss timber fencing, with young climbing plants and planted shrubs. The front garden comprises of a gently sloping lawn with a magnificent central mature Beech tree. To the rear of the driveway a sandstone path with gravel border leads round to:
Rear Garden	This comprises a square sandstone terraced area with attractive brick capped retaining walls, ideal for barbeques and entertaining. Lawned areas extend to either side with mature Holly trees. Fencing to the boundaries with young climbing plants. Extended gravel patio area enclosed by further brick capped, rendered and flint faced walls. Path continues round to opposite side of the house. Curved sandstone steps rise to:
Outbuilding	An attractive outbuilding constructed of painted, smooth rendered elevations beneath a tiled roof. Painted door to one end for access. Light and power. Rustic timber clad ceiling and two large small pane windows to the side aspect.
Services	Mains electricity, water and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP4 0LF
Council Tax	Wiltshire Council - Band G

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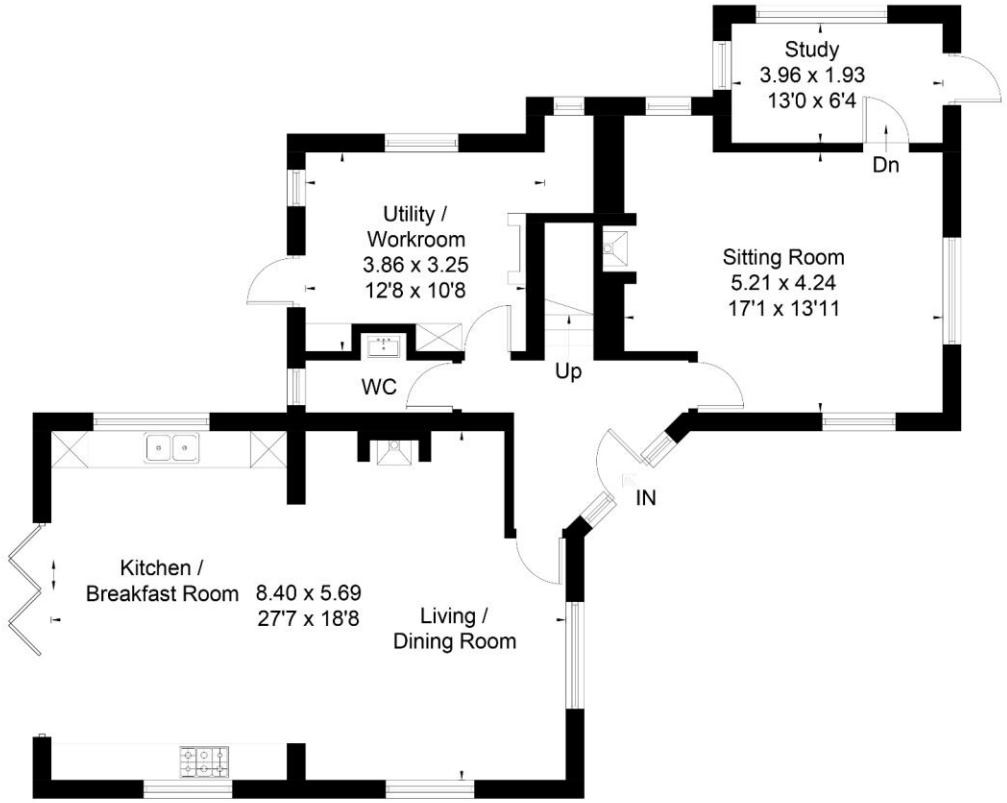
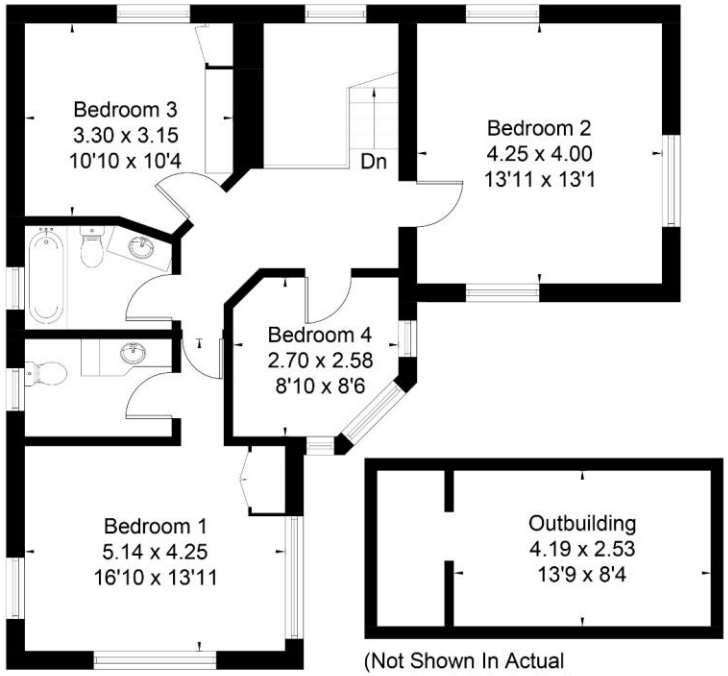
Approximate Floor Area = 178.7 sq m / 1923 sq ft
Outbuilding = 13.9 sq m / 150 sq ft
Total = 192.6 sq m / 2073 sq ft

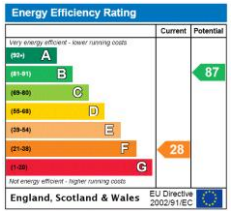


Ground Floor



(Not Shown In Actual Location / Orientation)

First Floor



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 #88785