



EVANS & PARTRIDGE

**94 FIRS ROAD
FIRSDOWN, SALISBURY**















94 FIRS ROAD, FIRSDOWN, SALISBURY, WILTSHIRE, SP5 1SP

A SUBSTANTIAL INDIVIDUAL DETACHED HOUSE PROVIDING SPACIOUS AND WELL APPOINTED FAMILY ACCOMMODATION STANDING IN ATTRACTIVE GARDENS AND GROUND APPROACHING THREE QUARTERS OF AN ACRE IN A QUIET SITUATION SET WELL BACK FROM THE ROAD

**LARGE RECEPTION HALL, CLOAKROOM, LOUNGE, DINING ROOM
SNUG/GARDEN ROOM, LARGE KITCHEN, UTILITY/BOILER ROOM
MASTER BEDROOM WITH DRESSING ROOM AND EN SUITE BATHROOM
THREE FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM
TIMBER GARAGE/WORKSHOP AND AMPLE PARKING
BEAUTIFULLY LANDSCAPED GARDENS APPROACHING THREE QUARTERS OF AN ACRE**

OFFERS INVITED AROUND: £925,000 Freehold

DESCRIPTION

A large detached family house, almost entirely redesigned and rebuilt by the previous owners in 2004/5, constructed of brick elevations under a tiled roof. The well presented spacious family accommodation comprises a large reception hall with cloakroom, lounge with bay window and multi-fuel stove, snug/garden room and a good size formal dining room. There is also a spacious kitchen/dining area with four oven Aga, fitted units and work surfaces and an island with work top, as well as a utility/boiler room. On the first floor there is a large galleried landing, a master bedroom with dressing room and en suite with bath and shower, three further double bedrooms and a family bathroom. The gardens and grounds extend to 0.72 acres and are approached via a long sweeping drive. The main garden lies to the rear of the property and comprises a superb terrace with raised beds. Beyond this there is a large well enclosed lawned area, ideal for children and an orchard including soft fruit cage the rear of the property. Additional benefits include UPVC double glazing throughout, oil fired central heating with under floor heating to the ground floor and radiators to the first floor.

Agent's Note: To fully appreciate this fabulous well balanced family property, a viewing is essential.

LOCATION

The property is located in the hamlet of Firsdow, close to the Winterslows and Pitton which are about six miles north east of Salisbury and have public houses, a church, school community centre, village hall, shops and bus service to Salisbury. There is a mainline railway station at Grateley (London Waterloo in about 1 hour 15 minutes) and Salisbury which also offers excellent educational, leisure and recreational facilities.

ACCOMMODATION

Approach

Paved step rises to double front doors with full height glazed panels to either side opening into:

Reception Hall

Large U-shaped central hall with full width glass canopy over entrance vestibule. Exposed wooden staircase rising to first floor with galleried landing above. Oak flooring throughout. Solid core oak double doors lead into lounge. Similar single oak doors opening into snug/garden room, dining room, kitchen/dining area, cloakroom and deep understairs storage cupboard with light, coat hooks and oak flooring.

Cloakroom	White suite comprising wash hand basin with mirror above. Low level WC. Ceramic tiled flooring. Half tiled walls. Ceiling light point.
Lounge	Cast iron multi-fuel inset stove standing on slate hearth. Wide bay window with views over the front garden and driveway. Ceiling coving. LED ceiling down lighters with dimmer switch. Oak flooring. TV point and wired for surround sound. Telephone point.
Dining Room	Small paned effect glazed double doors with full height casement windows to either side overlooking the front gardens and opening onto a patio. Ceiling coving. LED ceiling down lighters. Solid oak flooring. Telephone point.
Snug/Garden Room	Glazed patio doors leading onto a decking area and overlooking the rear terrace and garden beyond. Small paned picture window to side aspect. Ceiling coving. LED ceiling down lighters. Oak flooring. TV point.
Kitchen/Dining Area	Four oven oil fired Aga in alcove with ceramic tiled splash back behind and high mantel over. Extensive range of fronted high and low level cupboards and drawers incorporating a dresser style unit with glazed display cabinets. Extensive work surfaces. Sink unit with mixer tap and drainer to one side. Fridge and Freezer. Ceramic four ring hob with extractor fan and light above concealed with stainless steel and glass hood. Recess housing dishwasher. Water softener. Island unit with work top. Space for large family dining table. Glazed double doors with full height glazed panels to either side opening onto the terrace and enjoying views over the rear garden beyond. LED ceiling down lighters. Door leading into:
Utility/Boiler Room	High and low level cupboards, sink unit/drainage. Space and plumbing for washing machine, work surface. Boulter Buderus oil fired boiler. Half glazed patio door with full height casement window to one side. Built in cupboard. Ceramic tiled flooring. LED ceiling down lighters.
FIRST FLOOR	Large U-shaped landing. Exposed balustrades overlooking reception hall. Two Velux windows to front aspect. Large exposed purlin. Oak flooring throughout. Double oak doors into deep built in cupboard housing pressurised hot water cylinder with slatted shelving. High ceiling with LED down lighters. Smoke alarm. Oak doors leading into:
Principal Bedroom Suite	Master bedroom with dressing room and en suite bathroom. Bedroom: Small pane effect picture window overlooking rear garden. Oak flooring. Deep alcove (ideal for free standing or built in furniture). LED ceiling down lighters. Oak panelled door into large en suite bathroom. Double radiator. Dressing Room: Including comprehensive range of cupboards. Oak flooring. LED ceiling down lighters. Sky light. En Suite Bathroom: White suite comprising panelled bath with central mixer tap. Contemporary wash hand basin with mixer tap with cupboards/drawers beneath. Full height mirror, shaver socket. Low level WC. Large shower enclosure. Tiled flooring. Half tiled walls. Access to loft space via hatch. Obscure glazed window to side aspect. LED ceiling down lighters. Heater towel rail/radiator.
Bedroom Two	Small pane effect picture window to front aspect overlooking garden and driveway. LED ceiling down lighters. Oak flooring. Double radiator.
Bedroom Three	Currently used as an Office/Hobbies Room. Wide picture window to front aspect overlooking driveway and garden. Oak flooring. LED ceiling down lighters. Double radiator.
Bedroom Four	Picture window with views over the rear garden. Oak flooring. LED ceiling down lighters. Double radiator. Door into deep walk in storage cupboard with light.

Family Bathroom

White suite comprising panelled double ended bath with central mixer tap/hand held shower attachment. Wash hand basin. Low level WC. Large corner glass/tiled shower enclosure. Wood effect tiled flooring. Half tiled walls. Small pane window to side aspect with distant views towards farmland. LED ceiling down lighter. Extractor fan. Shaver socket. Heated towel rail/radiator.

OUTSIDE

Landscaped gardens and grounds extending to 0.720 acres. Off Firs Road there is a splayed herringbone brick paviour area leading through twin brick piers (with electricity laid on, ready for the installation of electric gates, if required) onto a long sweeping gravelled driveway, widening to the side to provide a generous parking and turning area. To either side of the driveway the front garden is laid mainly to lawn with borders containing a colourful variety of mature shrubs and specimen trees, screened to the front by a brick capped rendered wall and to either side by wooden fencing. From the driveway a path leads to wide paved steps rising onto a patio with lantern style lighting and shrub borders, extending the full width of the front of the property. To one side of the house there is a five bar gate through which the gravelled driveway continues up to a large gravelled area where the timber garage/workshop is located.

Garage/Workshop

Constructed of timber clad elevations beneath a pitched felt roof. Double doors to front. Windows and personal door to side. Light and power connected.

Main Garden

Lies to the rear of the property and comprises a beautifully paved terrace surrounded by raised borders with central circular patio area, on both sides of which there is a semi circular raised shrub border. Steps rise onto a lawned area with surrounding and raised beds. Further large level lawned area beyond with mature trees, very well screened on either side by feather edged fencing. Raised oil tank. Raised vegetable bed, large greenhouse. To the rear boundary through trees and shrubs leads to:

Upper Garden

Comprising a large orchard area, soft fruit cage, well enclosed on all sides by fencing, mature trees and hedging. Summerhouse.

Services

Mains water and electricity. Private drainage. **Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.**

Directions

SP5 1SP

Council Tax

Wiltshire Council - Band F

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

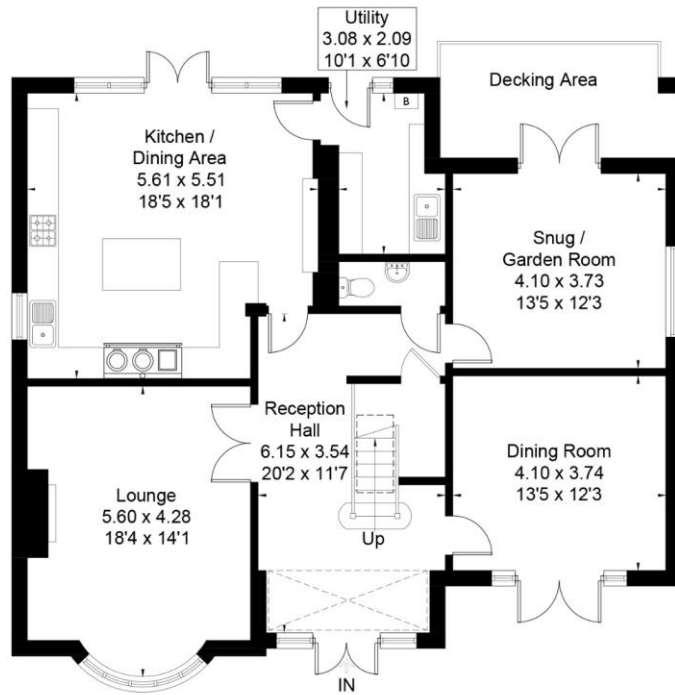
Tel. 01264 810702

www.evansandpartridge.co.uk

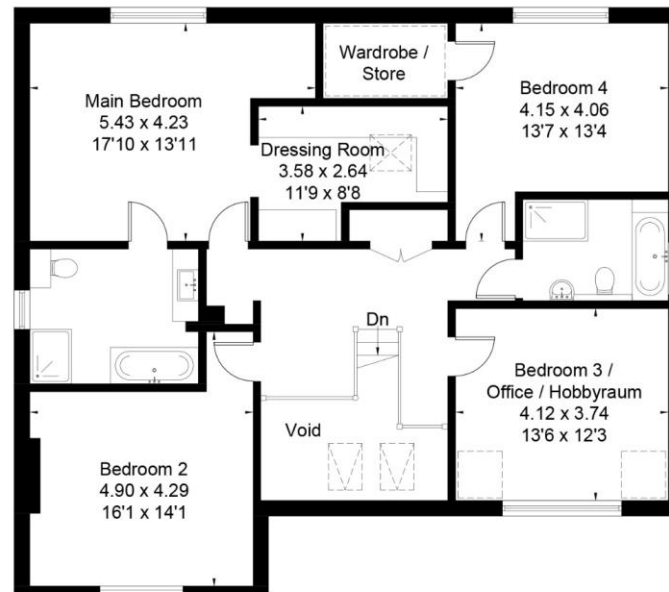
1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 230.0 sq m / 2476 sq ft (Excluding Void)
 Garage = 27.0 sq m / 291 sq ft
 Total = 257.0 sq m / 2767 sq ft

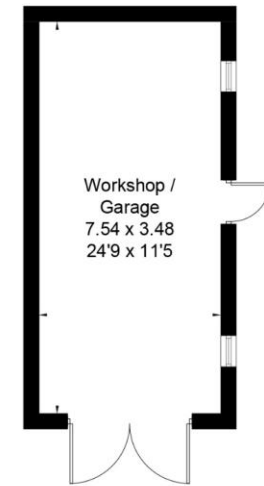


Ground Floor



First Floor

= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

Workshop / Garage



Drawn for illustration and identification purposes only by @fourwalls-group.com #106778

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71C	74C
39-54	E		
21-38	F		
1-20	G		