



EVANS & PARTRIDGE

12 CHOLDERTON ROAD
NEWTON TONEY, SALISBURY















12 CHOLDERTON ROAD, NEWTON TONEY, SALISBURY, WILTSHIRE SP4 0HJ

A WELL PRESENTED AND EXTENDED DETACHED FAMILY HOUSE WITH FIVE DOUBLE BEDROOMS, FOUR RECEPTION ROOMS AND AN EXCELLENT KITCHEN/BREAKFAST ROOM WITH DOUBLE GARAGE AND AN ATTRACTIVE GARDEN OVERLOOKING FARMLAND

**QUIET VILLAGE SETTING WITH VIEWS OVER FARMLAND TO THE REAR
EXCELLENT VILLAGE COMMUNITY
WELL REGARDED PUB - PRIMARY SCHOOL - CHURCH
DIRECT ACCESS TO OUTSTANDING COUNTRY WALKS
SPACIOUS AND WELL PRESENTED ACCOMMODATION**

OFFERS INVITED AROUND: £785,000 Freehold

DESCRIPTION

A spacious detached family house with brick and part tile hung elevations beneath a tiled roof. The accommodation includes a split level reception hall with cloakroom, dual aspect living room with log burner, separate dining room and a study. A generous central kitchen/breakfast room opens through into an excellent garden/family room, also with log burner and vaulted ceiling. A useful utility and a large integral double garage is accessed from the inner hall with two electric remote operated external doors. The first floor includes five double bedrooms (one with en suite bathroom) and a family bathroom. A block paved drive providing three additional parking spaces is situated at the front of the house with the main garden to the rear which features a summer house and open views over the adjoining farmland.

LOCATION

The property is situated in the village of Newton Toney which has a church, public house, infant and primary school, community hall and bus service. A railway station providing fast services to Waterloo is located in Grateley, approximately five miles away. The cathedral city of Salisbury is about eight miles distant and the A303 is close at hand (approximately three miles) allowing convenient access to London and the West Country.

ACCOMMODATION

Entrance	Wide path with lavender and ornamental Portuguese laurel trees leads to a wide entrance porch with overhead light and paved step. Hardwood door with hardwood obscure glazed side panel leading into:
Reception Hall	High ceiling with central pendant light point. Oak flooring. Wide central steps to L-shaped inner hall and panelled doors to study and cloakroom.
Cloakroom	White suite comprising ceramic wash hand basin on oak washstand with double cupboard, central mixer tap and tiled splashback. Low level WC. Towel radiator. Oak flooring. Obscure glazed window to front aspect with fitted plantation shutter. High ceiling with coving. Central light.
Study	Window to the front aspect with built in plantation shutters. Oak flooring. Feature wall. High ceiling with coving. Central pendant light point.

Hall	L-shaped staircase at one end rising to the first floor with half landing and turnstile balustrade. Window to side aspect with shutters. Oak flooring throughout. Further pendant light point. Door to deep understairs cupboard with light and numerous coat hooks. Further panelled doors lead to living room, dining room and kitchen/breakfast room. A heavy duty fire door gives access into the large integral double garage.
Living Room	A spacious dual aspect reception room with an open fireplace at one end housing a log burning stove on raised sandstone tiled hearth. Picture window with view across the landscaped rear garden and adjoining farmland and countryside. Glazed double doors open onto a terraced area. Oak flooring. Two pendant light points. Coving.
Dining Room	Picture window to side aspect. Oak flooring. Pendant light point. Ceiling coving.
Kitchen/Breakfast Room	A particular feature of the property being spacious, well appointed and which links directly through to the garden/family room and separate utility. Stainless steel 1½ bowl sink unit with drainer and mixer tap. Long solid oak block work surfaces with white metro tiled splashbacks. A comprehensive range of high and low level cupboards and drawers, including a range of deep pan drawers and high level open fronted display and cookbook shelves. Two integrated oven and grills, five zone induction hob with curved glass/stainless steel hood above with extractor fan and light. Integrated larder fridge. Integrated larder freezer. Tall larder carousel. Integrated dishwasher and recycling store. Ceramic tiled flooring throughout. LED downlighters. Space for family dining table, with pendant light point above. Picture window overlooking the landscaped rear garden and adjoining farmland. Tall radiator with towel rails. Glass door into utility, wide opening into:
Garden/Family Room	A light and airy extension featuring a high vaulted ceiling with two substantial Velux skylights to either side aspect. Large windows on two aspects and further glazed double doors out to the courtyard terrace and rear garden. Ceramic tiled flooring continues. Contemporary square log burning stove with exposed flue over. LED downlighters.
Utility	Well proportioned, with a continuation of the kitchen style; high and low level cupboards and drawers, additional integrated fridge/freezer. Oak block work surfaces to either side of the room, both with tiled splashback, one with inset stainless steel sink, mixer tap and drainer. Ceramic tiled flooring. Loft hatch. LED downlighters. Half obscure glazed door to outside. Extractor fan.
Integral Double Garage	Two remote operated electric roller doors to front. Painted concrete flooring. High ceiling. Pendant light points. Power points. Space for extensive storage. Corner Grant oil fired boiler.
FIRST FLOOR	Wide central landing. Ceiling coving. Two ceiling pendant light points. Loft hatch. Double doors conceal a substantial airing cupboard with hot water cylinder to one side and a deep alcove with comprehensive slatted shelving. Further panelled doors lead into:
Principal Bedroom	A large double bedroom with substantial picture window to the front aspect enjoying views over the rooftops to the surrounding farmland and countryside. Two pendant light points. Ceiling coving. Panelled door to:
En Suite Bathroom	White suite comprising panelled bath with wide tiled sill, mixer tap with handheld shower attachment, overhead wall mounting, tiled surround and glass shower screen. Pedestal wash hand basin with tiled splashback and light above, further mirror fronted cabinet. Low level WC. Obscure glazed window to rear aspect with shutters. Pendant light point. Coving. Extractor fan. Ceramic tiled flooring.
Bedroom Two	A large double bedroom with picture window to the rear aspect enjoying open country views. Ceiling coving. Pendant light point.

Bedroom Three	Additional square shaped double bedroom with picture window to the rear aspect enjoying open country views. Ceiling coving. Pendant light point.
Bedroom Four	A square double bedroom, currently used as a dressing room, ceiling coving. Central ceiling pendant light point.
Bedroom Five	Double bedroom with wide picture window, front aspect, overlooking rooftops to surrounding countryside. Plantation shutters. Ceiling coving. Pendant light point.
Family Bathroom	Marble topped washstand with a range of cupboards beneath, curved end panel. Central mixer tap with space for mirror above, striplights on either side, one with shaver socket beneath. Panelled bath with overhead and handheld shower to one end, marble effect tiled surround and glass shower screen. Low level WC. Chrome towel radiator. Similar low level tiling to walls and flooring. Obscure glazed window to side aspect, with shutter. Ceiling light point. Extractor fan.
<u>OUTSIDE</u>	
Front	The property sits centrally in a small close of three large, detached houses. To the front of the property there are lavender borders, six ornamental Portuguese laurel trees, flowers and a spiral topiary conifer. A wide herringbone block paved driveway extends to the front of the garage providing parking for three cars and access to the double garage, paved steps and a gate to one end lead round to:
Rear Garden	A Sandstone terrace runs along the back of the house with a low brick retaining wall and well stocked herbaceous border. Steps up to a gently sloping lawn with borders to either side, fencing and hedging plants screen the side boundaries. The rear boundary is enclosed by low picket fencing and a variety of shrubs, plants and flowers but still affording an open aspect over the adjoining farmland. To one corner boundary there is an additional sandstone terrace area with sleeper retained surrounding borders. To the opposite side is a similar sandstone terrace with a summerhouse.
Summerhouse	Timber frame and clad elevations with central part glazed double doors. Further windows on two elevations. Light and power points.
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 0HJ
Council Tax	Wiltshire Council - Band F

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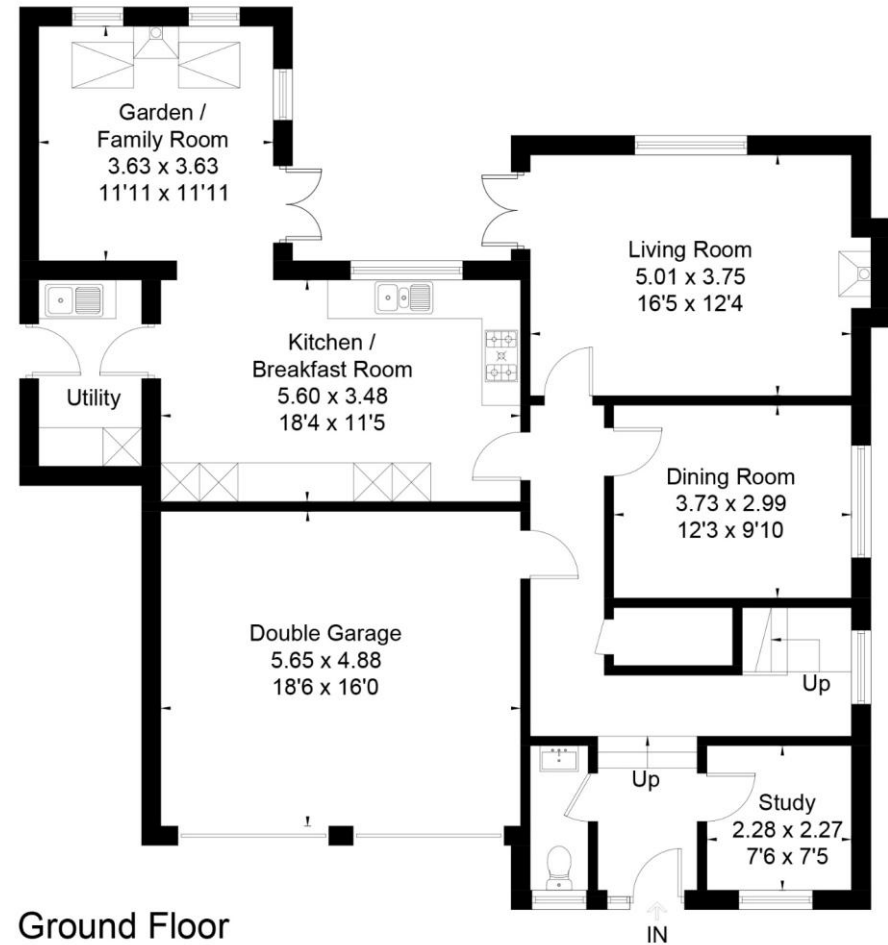
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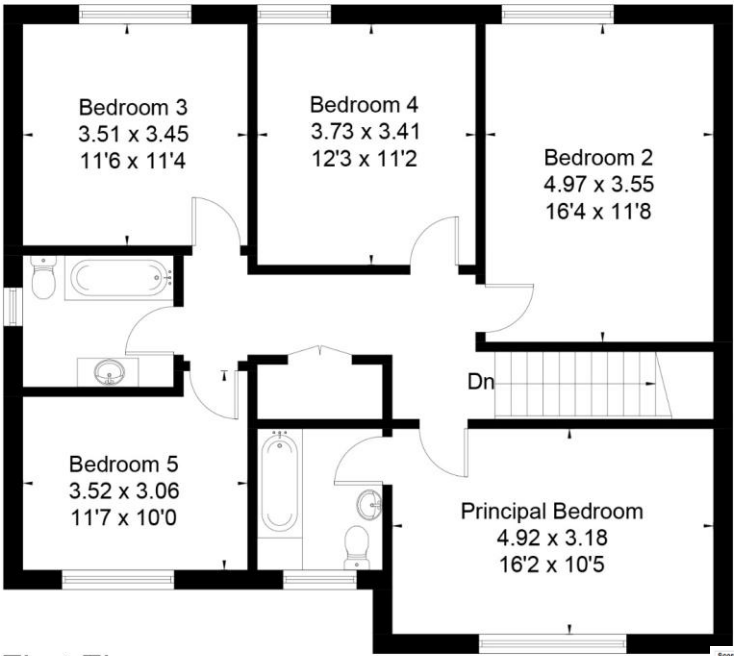
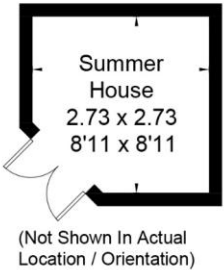
Approximate Floor Area = 223.2 sq m / 2402 sq ft
Outbuilding = 6.9 sq m / 74 sq ft
Total = 230.1 sq m / 2476 sq ft (Including Garage)



Ground 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 #114045



First Floor

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

Energy rating scale: A (green), B (light green), C (yellow-green), D (yellow), E (orange), F (red-orange), G (red).