



EVANS & PARTRIDGE

PEACEHAVEN
WEST WINTERSLOW, SALISBURY











PEACEHAVEN, THE STREET, WEST WINTERSLOW, SALISBURY, WILTSHIRE, SP5 1RY

**A WELL PRESENTED DETACHED FOUR BEDROOM BUNGALOW WITH GARAGE, GARDENS AND A VIEW
SET BACK FROM THE LANE IN A QUIET, ELEVATED EDGE OF VILLAGE SETTING NEAR THE CHURCH
WITH IMMEDIATE ACCESS TO EXTENSIVE COUNTRY WALKS**

**PLENTY OF OFF ROAD PARKING AND AN INTEGRAL GARAGE/WORKSHOP
RECEPTION HALL AND INNER HALLS WITH LIMESTONE FLOORING
OPEN PLAN LIVING ROOM WITH SEPARATE DINING AREA
KITCHEN/BREAKFAST ROOM WITH ADJOINING UTILITY
PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
THREE FURTHER BEDROOMS - MAIN BATHROOM
VIBRANT VILLAGE COMMUNITY AND EXCELLENT AMENITIES
PRIMARY SCHOOL - SHOP/POST OFFICE - PUB - DOCTOR'S SURGERY/PHARMACY**

OFFERS INVITED AROUND: £545,000 Freehold

DESCRIPTION

A detached bungalow set on the edge of the village in a quiet elevated position, just two homes off a private drive. It has oil fired central heating, double glazing, ample parking, an attached single garage or workshop. Inside a reception hall leads to an open plan L-shaped living room with fireplace, doors to the rear garden, and a separate dining area. Alongside is a kitchen/breakfast room with an adjoining utility. At the opposite end are the bedrooms, including a principal bedroom with en suite shower room and three further bedrooms sharing a bathroom, with the fourth previously allocated as a study. The gardens extend to the front with an elevated view, continue along one side, and include a rear patio with a southerly orientation. To the rear of the driveway is a storage area, with a gate leading directly to Back Drove, connecting to an extensive network of country walks.

LOCATION

The property is situated in West Winterslow, a favoured part of the rural community of The Winterslows, which provide a range of amenities including a Post Office, shop, public houses, doctor's surgery/pharmacy, primary school and public tennis court. Salisbury (8 miles) offers a comprehensive range of shopping and leisure facilities, as well as excellent schooling (both state and private) including girls and boys grammar schools, also a mainline station providing services to Waterloo. A mainline station is also available at Grateley (9 miles) with service to Waterloo in 75 minutes. Access to London and the West Country via the A343/A303.

ACCOMMODATION

Approach

Access off drive onto quarry tiled steps with chrome handrails to either side rising to a wide covered entrance porch. Side light. Hardwood and glazed door with similar side panel leading into:

Reception Hall

Wide coir mat at threshold. Limestone tiled flooring. Loft hatch. Ceiling light point. Door to bedroom 4/study. Wide opening into:

Inner Hall	L shaped with limestone tiled flooring throughout. Further loft hatch. Ceiling light points. Bevel edged glazed doors to living room with separate dining area and kitchen/breakfast room. Further panelled doors to all remaining bedrooms, bathroom and a deep cupboard which houses the insulated hot water cylinder with slatted airing shelving above.
Living Room	A good sized reception room with a wide bay window to the rear aspect with deep display sill. Open fireplace with raised granite hearth currently housing an electric coal effect fire. Deep recesses to either side of chimney breast. Hardwood/glazed patio double doors to the rear garden. LED downlighters. Ceiling coving. Open access into:
Dining Area	Window overlooking the rear patio. LED downlighters. Ceiling coving.
Kitchen/Breakfast Room	Stainless steel 1½ bowl sink unit with mixer tap and drainer. A range of high and low level cupboards and drawers. Modern white work surfaces with metro tiled splash backs. Space for tall fridge/freezer. Freestanding Zanussi cooker comprising two ovens, one with grill and four ring hob. Corner double fronted larder and pantry unit. Black and white ceramic tiled flooring. Picture window to the rear aspect. Further window to side aspect. Space for breakfast table. Ceiling light points. Extractor fan. Door into:
Utility	Quarry tiled flooring. Modern white work surface with recess and plumbing for washing machine beneath. Grant oil fired boiler to one side. High double cupboard. Window to front aspect with attractive view. UPVC/obscure glazed door to outside. Ceiling coving. Pendant light point.
Principal Bedroom	A generous double bedroom located at the end of the passageway, featuring wide bay picture window with display sill. Ceiling coving. Central ceiling light point. Panelled door to:
En Suite Shower Room	Roll top corian surface with tiled splash back. Inset basin with mixer tap. Double cupboard beneath and mirror fronted double cupboard above with cupboard to side. Shaver socket. Low level WC with concealed cistern. Glass door into shower cubicle with mixer shower. Ceramic tiled flooring. Towel radiator. Obscure glazed window. LED downlighters. Extractor fan.
Bedroom Two	A double bedroom with oak flooring. Picture window to the rear aspect with plantation shutters. Sliding mirror fronted doors conceal a long wardrobe to the full width of the room. Pendant light point.
Bedroom Three	A further square small double bedroom or large single. Window to front aspect with attractive far reaching view. Ceiling coving. Pendant light point.
Bedroom Four/Study	A single bedroom with wide picture window to the front aspect providing far reaching view. Wide alcove with hardwood book display shelving. Pendant light point.
Bathroom	White suite comprising panelled bath with mixer tap/handheld shower attachment to one end. Long roll top sill with central basin, side mixer tap, tiled splashback, a range of cupboards above and below, the central ones with mirror fronts, shaver socket to one end. Low level WC with concealed cistern. Chrome towel radiator. Tiled flooring. LED downlighter. Extractor fan. Obscure glazed window.
OUTSIDE	The property is set well back from the village lane. A tarmac drive serves two properties. Substantial brick piers lead to a long private tarmac driveway that provides access. To the front of the property there is a stone edged gravel driveway providing additional parking and access to the single integral garage with double doors to the front, window to side and light and power connected. To the rear of the driveway gate provides access to a small yard area providing additional storage with a further gate leading out onto Back Grove where country walks can be enjoyed.

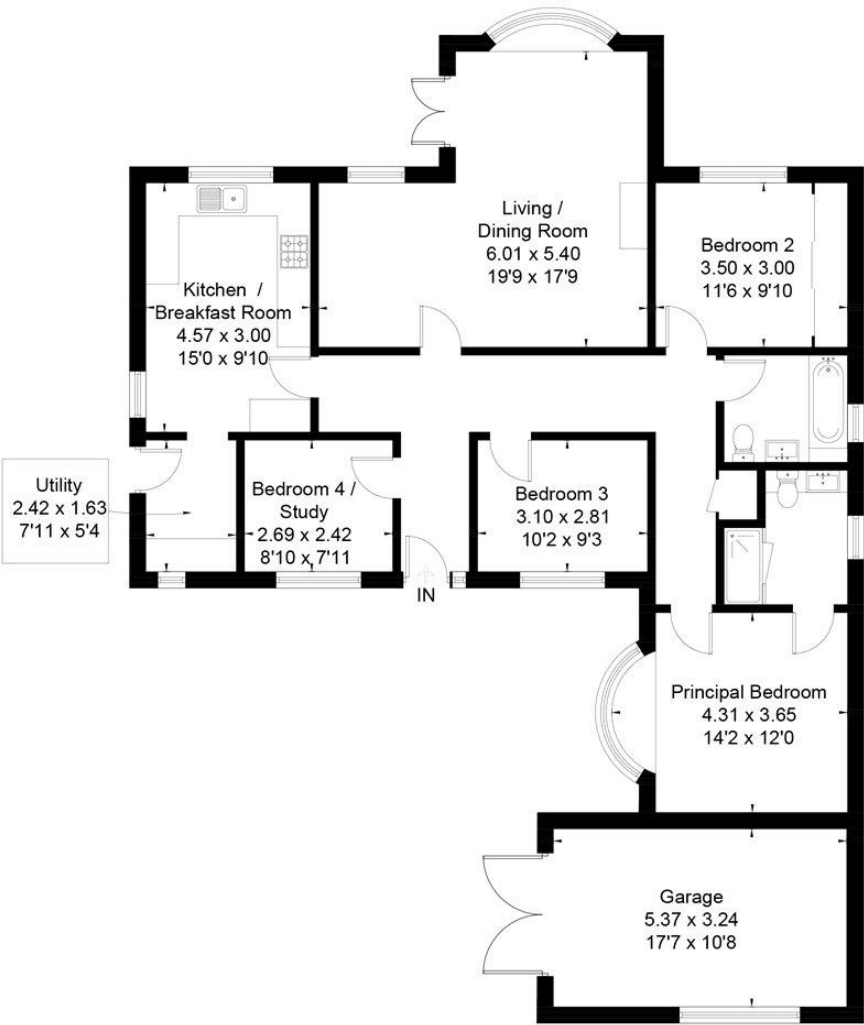
Front Garden	Laid to grass with dry stone wall dividing lawn areas and shrubs. The garden continues round the side of the property to:
Rear Garden	Lawn and patio area (off living room) with southerly aspect. Outside tap. Views to countryside. Space for shed and greenhouse. Path connecting round to the utility door.
Services	Mains water, drainage and electricity. Oil fired heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP5 1RY
Council Tax	Wiltshire Council - Band F

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Approximate Floor Area = 138.0 sq m / 1488 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	43.0	71.0
39-54	E		
21-38	F		
1-20	G		