



THE BUNGALOW



THE ANNEXE



THE GARDEN



THE STUDIO

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

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



100 FIRS ROAD, FIRSDOWN, SALISBURY, WILTSHIRE, SP5 1SP PRICE GUIDE: £615,000

100 Firs Road is a substantial property consisting of a detached bungalow, a detached self-contained annexe, garaging and outbuildings, including a detached studio, all set within a mature plot approaching $\frac{3}{4}$ acre; the whole is positioned within the well regarded and popular semi-rural village of Firsdown.

The bungalow is a post-war detached dwelling of excellent proportions offering light and airy accommodation comprising three double bedrooms, family bathroom, utility room and a large sunny sitting room with working fireplace. An excellent addition to the property is the impressive farmhouse-style kitchen with double aspect windows, vaulted ceiling with skylights and an excellent range of high-end cabinetry with granite worktops and a ceramic tiled floor.

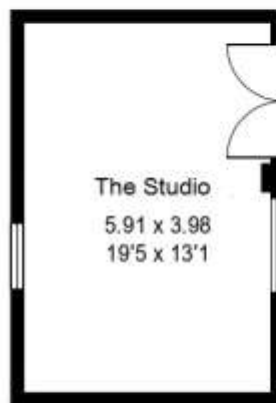
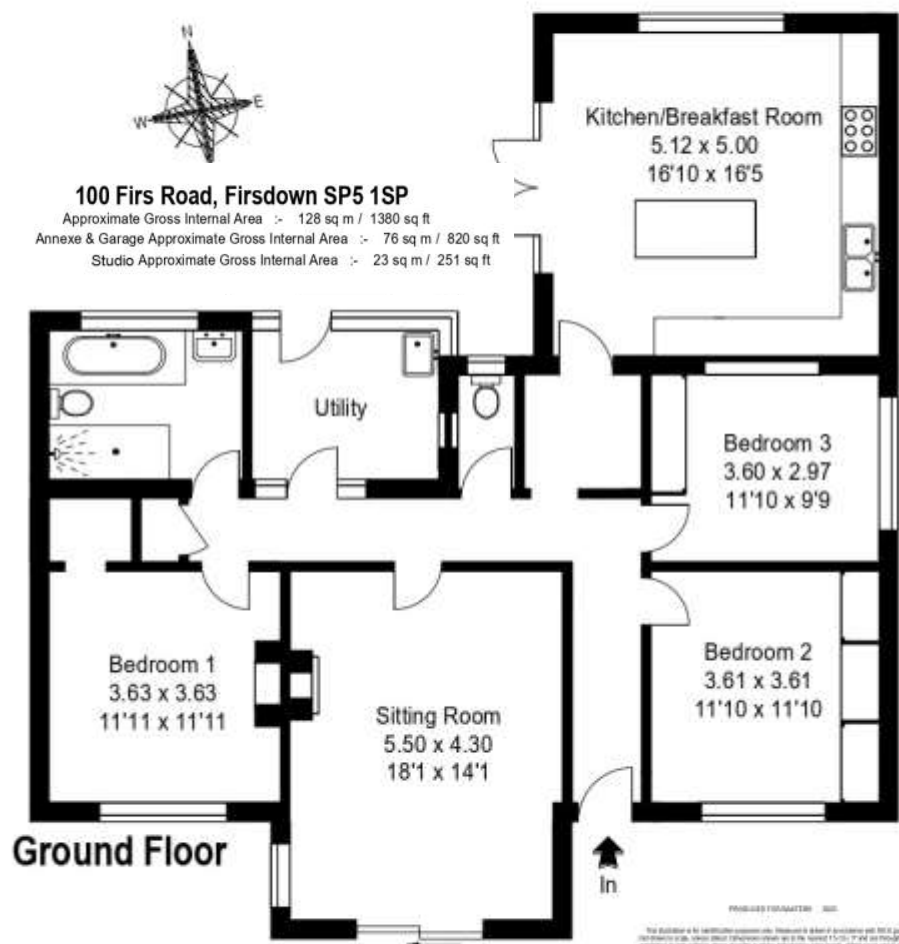
There is a substantial detached self contained annexe with an impressive open-plan double aspect living/dining room and kitchen. There is also a superb double bedroom with fitted furniture and a large wet room. Attached to the annexe is a drive-through garage with front and rear up and over doors, power and light.

Both the bungalow and the annexe are fully double glazed and centrally heated with their own independent oil fired central heating systems. A private drive leads in from Firs Road, extends past the bungalow to a large courtyard parking area with access to the garage.

A particular feature of the property are the gardens which, to the front, are predominantly lawned and bordered by established shrubs, trees and flower beds. There is also a raised sunny terrace with glass balustrade across the front of the bungalow with a pleasant outlook and views over the village. The rear garden which backs onto open farmland and countryside is of an excellent size, well enclosed; there are several areas to the garden with paths leading through mature shrub beds and specimen trees, large areas of lawn, a large sun terrace and various garden buildings including log stores, garden shed, greenhouse and, of course a fantastic detached studio with vaulted ceiling, power and light and a wood burning stove.

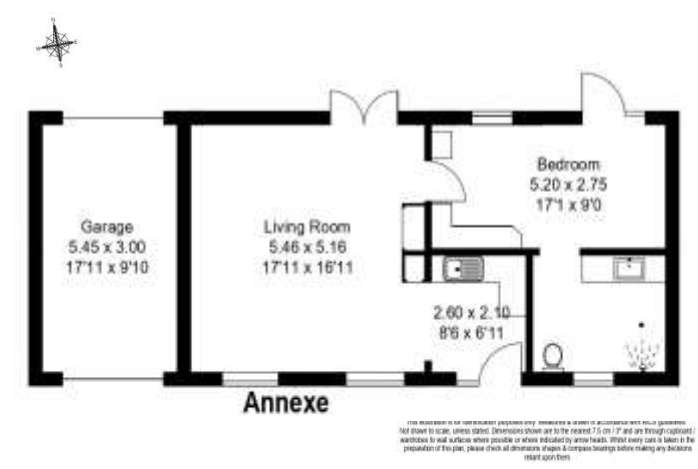
The semi rural settlement of Firsdown is located some four miles to the north east of Salisbury. The neighbouring villages of Pitton and Winterslow offer village stores/post office facilities, village schools and country pubs. The cathedral city of Salisbury offers a more comprehensive range of recreational amenities, shopping facilities including a market each Tuesday and Saturday and a wide range of schooling, both state and private including two grammar schools and a college of further education. Salisbury has a mainline railway station, also stopping at Grateley, serving London, Waterloo and the West Country. Although a rural environment, access to the M3 and M25 is easily obtained via the A303 to the north east and to Southampton via the A36/M27 to the south.

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TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax: Band F - £2,589.93 FOR YEAR 2019/20. Services: Mains water and electricity are connected. Private drainage. Oil fired central heating. Bottled gas supply to range cooker. Windows: Fully double glazed.

DIRECTIONS: From the city of Salisbury proceed in a north easterly direction along the A30 London Road in the direction of Andover. After approximately 3.5 miles turn right into Firs Road just before the Hilltop Grill and Diner, signposted Firsdown. Proceed down the hill and 100 Firs Road can be found on the left hand side clearly identified by the BAXTERS For sale sign.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy. Ref: 10230a

