



THE NOOK, 85 FIRS ROAD, FIRSDOWN, SALISBURY SP5 1SW

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



THE NOOK, 85 FIRS ROAD, FIRSDOWN, SALISBURY SP5 1SW
PRICE GUIDE: £598,000

A detached chalet bungalow set within a partly wooded plot of about 0.3 acre backing on to open fields and countryside.

The Nook, which has been within the same ownership for over 30 years, is a detached family home located within the highly popular settlement of Firsdowm some 5 miles to the east of Salisbury. The property is double glazed and centrally heated via an oil fired boiler to radiators and offers well proportioned accommodation with a large open plan living/dining room; the living area has a working open fireplace and both areas have independent access via patio doors to the garden.



The kitchen is an excellent size with a separate preparation area and breakfast area; off the kitchen is a large utility room/store with garden access. The ground floor also offers two double bedrooms, a large single bedroom, study and the family bathroom. The main bedroom and en suite form part of a loft conversion completed around 2010.

To the front of The Nook is a nicely secluded garden mainly laid to lawn with mature shrubs, trees and a high privacy hedge. Access is via a private gravelled drive with parking for several vehicles; it may be possible to construct a car port or garaging subject to obtaining the relevant consents. Access from both sides leads through to the rear of the property and a large private garden.

The rear garden of The Nook is an excellent size and partly wooded with open countryside and fields beyond. Access the rear of the property is an expanse of paved patio/terrace leading to a good size lawn bordered by mature shrubs and flower beds. The wooded area of garden has a great many mature specimen trees and could be cleared to enlarge the formal garden area.

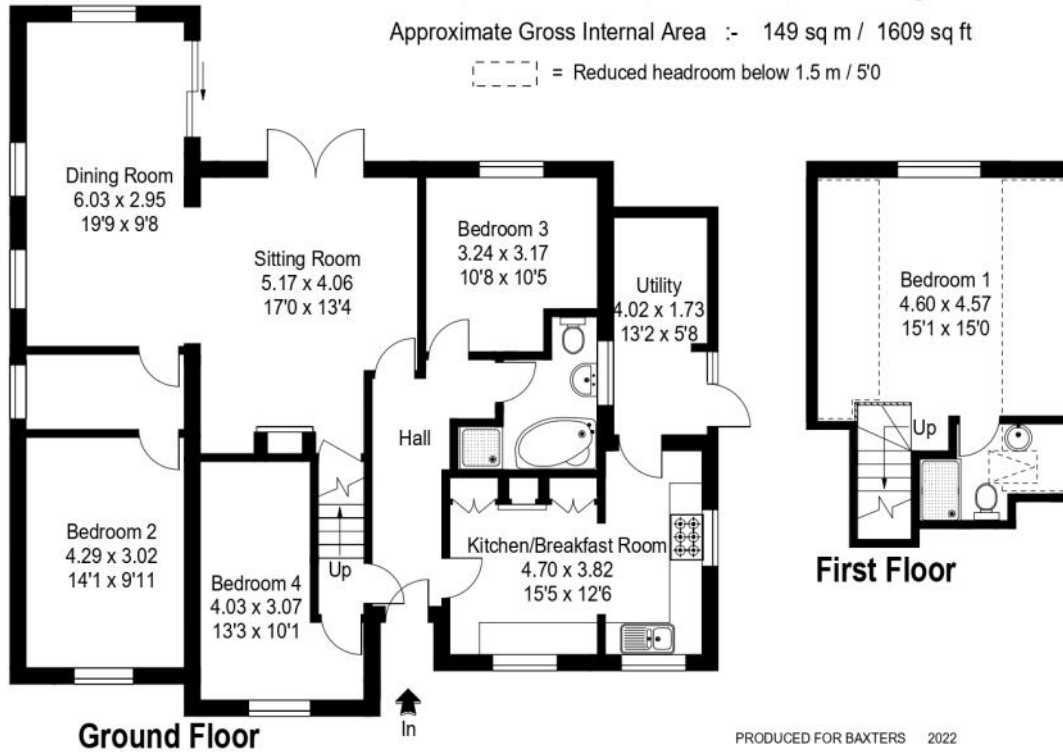
LOCATION: The semi-rural settlement of Firtdown is located some five miles to the east of Salisbury. The neighbouring villages of Pitton and Winterslow offer village stores/post office facilities, village schools and country pubs. The cathedral city of Salisbury offers a more comprehensive range of recreational 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 Gately, 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 northeast and to Southampton via the A36/M27 to the south.



The Nook, 85 Firs Road, Firsdwn, Salisbury SP5 1SW

Approximate Gross Internal Area :- 149 sq m / 1609 sq ft

--- = Reduced headroom below 1.5 m / 5'0"



PRODUCED FOR BAXTERS 2022

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D : £2,025.28 for year 2022/23. Private Drainage. Oil Central Heating. 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 Haven, signposted Firsdwn. Proceed down the hill and The Nook, 85 Firs Road can be found on the right 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: 10633

