



HOLLY LODGE, RECTORY ROAD, ALDERBURY, SALISBURY, WILTSHIRE, SP5 3AD

01722 238711

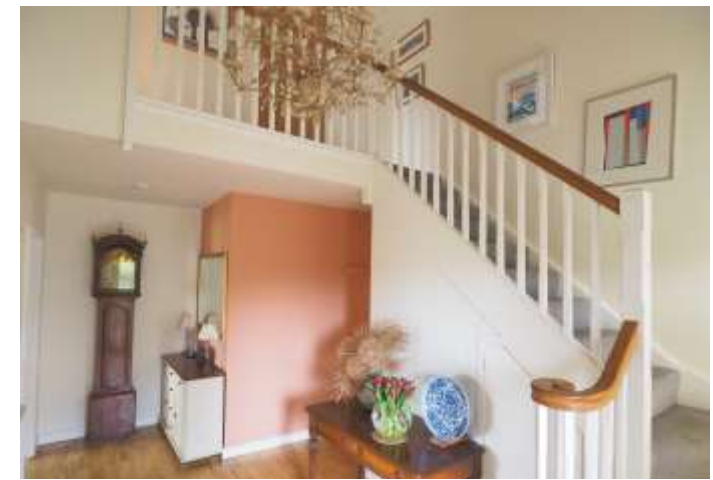
**BAXTERS**  
PROPERTY & LAND AGENTS



**HOLLY LODGE, RECTORY ROAD, ALDERBURY, SALISBURY, WILTSHIRE, SP5 3AD**  
**PRICE GUIDE £697,000**

Holly Lodge is a lovely village home occupying a lane end position on the very edge of Alderbury bordering fields to one side and the Earl of Radnors estate to the rear. The property is set within attractive grounds with well tended gardens, private sweeping drive and garaging; the whole extends to about 0.5 acre and is extremely private.

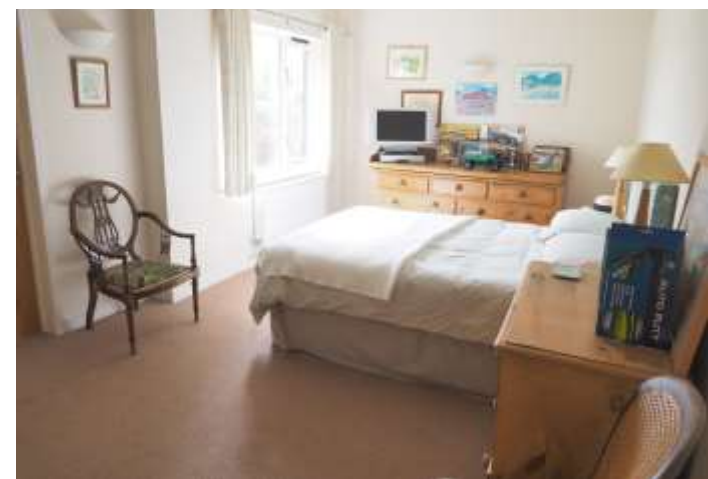
The property is accessed off the drive via a fabulous solid oak framed porch with a solid oak front door into a large light welcoming reception hall overlooked by a full first floor galleried landing.



The ground floor accommodation comprises a large double aspect living room with free standing log burner and patio doors to the garden, a generous well-fitted kitchen with a separate dining/ breakfast area with French doors leading to the garden, a guest/second bedroom with ensuite shower room and access to the loft, partly boarded and with light, further bedrooms (one of which is currently in use as a study with French doors), a large utility room with an adjoining boot room with its own external access and a family bathroom. The first floor is predominantly given over to an impressive principal bedroom with a fully glazed gable window with outstanding views and an ensuite shower room; there is also access to a large attic store room off the galleried landing.

Offered for sale in excellent order Holly Lodge is fully double glazed and centrally heated via a mains gas fired boiler to radiators. The property offers light airy spacious living, a fabulous garden and has access to wonderful countryside with excellent walks.

The village of Alderbury is situated approximately 5 miles to the south east of the cathedral city of Salisbury, to the east of the River Avon and is near to the New Forest National Park which offers more than 140 miles of tracks and footpaths for walking and cycling. Local facilities include a village hall, a primary school, two shops (one of which is a post office), public house and tennis and football clubs. Salisbury offers a comprehensive range of shopping, recreational, cultural, educational and medical amenities including a theatre, cinema and arts centre, twice weekly market, a variety of private fitness centres, Five Rivers Health and Wellbeing Centre, tennis clubs, golf courses and Salisbury District Hospital (on the southern edge of the city). There is a regular bus service to Salisbury and Southampton with a bus stop nearby. Salisbury has a main line station serving London (Waterloo) (journey time approximately 90 minutes) and the West Country and there are good road links to the M27 (approx. 12 miles), Romsey (approx. 12.5miles), Southampton (approx. 19 miles) London via the M27/M3.



## Holly Lodge, Rectory Road, Alderbury SP5 3AD

Approximate Gross Internal Area :- 164 sq m / 1761 sq ft

[Dashed line] = Reduced headroom below 1.5 m / 5'0"



PRODUCED FOR BAXTERS - 2021

This information is for information 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 structural members 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 on site & complete drawings before making any decisions about your offer.



**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D - 1,952.63 for the year 2021/22. All mains services connected. Windows: Fully double glazed. Heating: Gas central heating (combination boiler) to radiators with individual thermostats.

**DIRECTIONS:** From the cathedral city of Salisbury proceed along the A36 Southampton Road. Follow the road until reaching the entrance to the dual carriageway and turn right (signposted Alderbury) onto the Clarendon Road. Continue to the brow of the hill passing the Green Dragon on the left hand side; the road becomes Southampton Road. Continue for a short distance turning right into Rectory Road with the village hall on your right hand side. Proceed to the end of the road and Holly Lodge is last property on the right hand side before the gravelled road.

**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:10603

Energy Efficiency Rating		Current	Potential
Overall Energy Rating (excluding air conditioning)	A		
Heating	B		B
Hot Water	C		C
Lighting	D		D
Walls	E		E
Floors	F		F
Roofs	G		G

EU Energy Efficient Building (EEB) 2020/1818

England & Wales

EU Directive 2002/91/EC

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