



25 SARUM CLOSE, SHIPTON BELLINGER, HAMPSHIRE, SP9 7TY

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BAXTERS
PROPERTY & LAND AGENTS



25 SARUM CLOSE, SHIPTON BELLINGER, HAMPSHIRE, SP9 7TY

PRICE GUIDE: £560,000

A spacious detached family home located at the head of a small close on the outer edge of this popular village with excellent parking and a large corner plot.

Original built in the late 1930s/early 1940s as the local district nurse house, 25 Sarum Close was a three bedroom property which was later extended (2017) by local master builder Ray Ferguson with a full two storey addition resulting in the current 4 bedroom layout. The rooms are spacious, light and airy and extremely well presented with full double glazing and oil fired central heating to radiators. The ground floor accommodation comprises of a sitting room with log burning stove, dining room/study, impressive kitchen, utility and refitted shower room/cloakroom. The first floor has an extremely large landing with main bedroom with fitted built in wardrobes and en suite, two further double bedrooms, a large single bedroom and a refitted family bathroom.



A particular feature of this fine home is the excellent triple aspect kitchen which is an impressive open plan space extending across the rear of the property with a stone floor and underfloor heating. There are three defined areas; the kitchen and preparation area which is fitted with a fabulous range of farmhouse style painted units with woodblock work surfaces and a large feature island with inset hob and suspended extractor hood. The family/breakfast area has a picture window with patio doors opening in to the garden, adjoining the kitchen is a large walk through pantry which is well fitted with matching units, worktops and two full height cupboards concealing a larger fridge and separate freezer. Finally, off the pantry is a large utility/boot room, also with matching cupboards and worktops, with doors leading to the front and rear gardens. The property benefits from having had a brand new boiler installed.

The property sits within a screened plot and is approached off Sarum Close via a private gravelled drive with parking, turning and access to an attached single garage. The front garden is laid to lawn with a number of mature specimen shrubs and trees. The rear garden is fully enclosed and of an excellent size with a large patio/seating area leading to an expanse of lawn with mature shrubs.

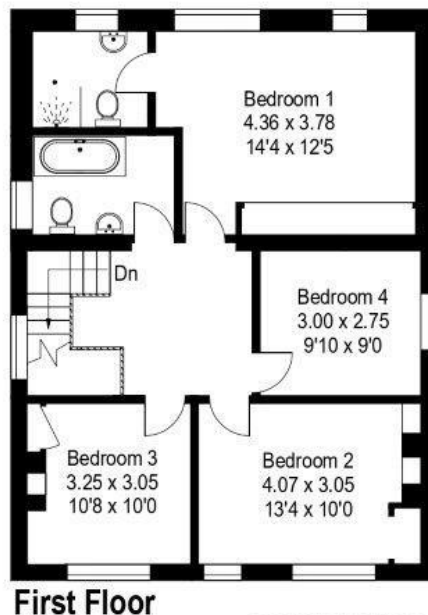
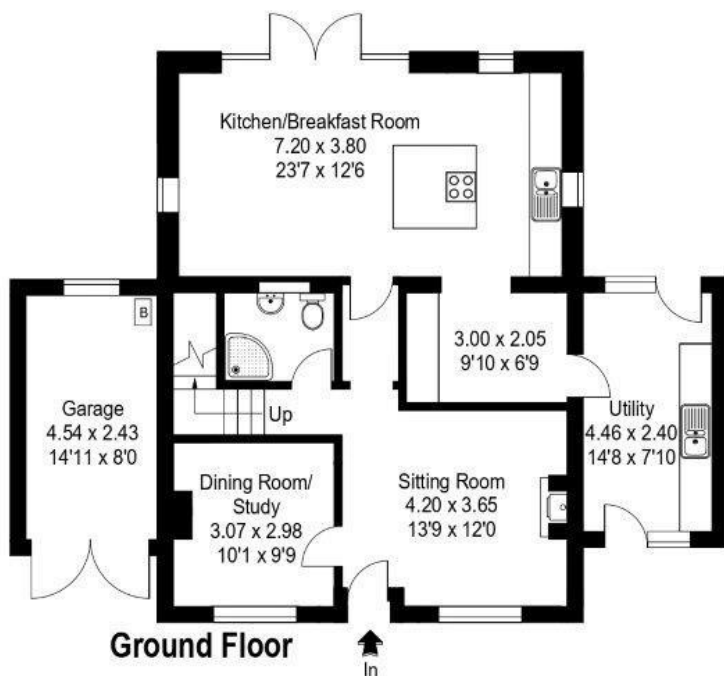
LOCATION: Surrounded by the Salisbury Plain, Shipton Bellinger is a village and civil parish in Hampshire about 5 miles north-east of the town of Amesbury and 12 miles north-east of the Cathedral City of Salisbury with good access to London and the West Country via the A303. Village facilities include The Boot Inn, sports and social club, village shop, Mobile Post Office, primary school, village hall and the Norman Church of England parish church of Saint Peter. The attractive cathedral city of Salisbury has extensive shopping facilities, a thriving, twice weekly market and a good range of social and educational amenities including restaurants, theatre, arts centre, cinema and both state and private primary and secondary schools within and outside the city boundary. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, golf club, recreation ground and three tennis clubs. Salisbury has good road links to London (A303), Southampton (A36), and Bournemouth (A338) and the mainline railway station, within walking distance, serves London, Waterloo (journey time 90 minutes) and the West Country.



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Approximate Gross Internal Area :- 157 sq m / 1667 sq ft

Garage Approximate Gross Internal Area :- 11 sq m / 119 sq ft



PRODUCED FOR BAXTERS 2022

The 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: Test Valley Borough Council. Council Tax Band D - £1,917.80 : for year 2022/23. Mains Water, Electricity and Drainage. Oil Central Heating. Fully double glazed.

DIRECTIONS: From the A303 exit signposted Marlborough, Tidworth and Shipton Bellinger and proceed to the roundabout off the exit road. Take the first exit onto the A338 towards Marlborough, upon entering Shipton Bellinger, turn left into High Street. Continue to the end of the road and turn left onto Parkhouse Road. Follow the road through the sharp left hand bend, passing the school on your right and take the first turning right into Sarum Close, number 25 is located in the far right hand corner.

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: 10662

