



4 CHERRY FIELDS, AMESBURY, WILTSHIRE SP4 7GZ

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



4 CHERRY FIELDS, AMESBURY, WILTSHIRE SP4 7GZ
PRICE GUIDE: £357,500

Cherry Fields is a small development of only 5 properties enjoying a semi-rural setting and outlook on the very edge of the historic town of Amesbury. Number 4 is a semi-detached family home of excellent proportions with a private 2 car drive a large south westerly facing garden extending to about 100ft.

This smart contemporary home is offered for sale in immaculate order with full double glazing and gas fired central heating. The accommodation is well planned with a large welcoming reception hall, ground floor cloakroom, a generous well-equipped kitchen with fully integrated appliances, a comfortable double aspect living room with feature stone fireplace and French doors leading out to the garden.



The spacious first floor landing leads off to three excellent bedrooms and a family bathroom; the main bedroom has a glazed Juliet style balcony with French doors and wonderful views across the garden and adjoining countryside, fitted wardrobes and an en-suite shower room.

Cherry Fields is approached via a private drive with individual drives to each property and shared visitors' spaces. To the front of number 4 is parking, an outside store, power and lighting. Side access leads through to a fabulous south west facing garden which is full enclosed predominately laid to lawn. There is a large seating area/patio terrace extending across the rear of the property.

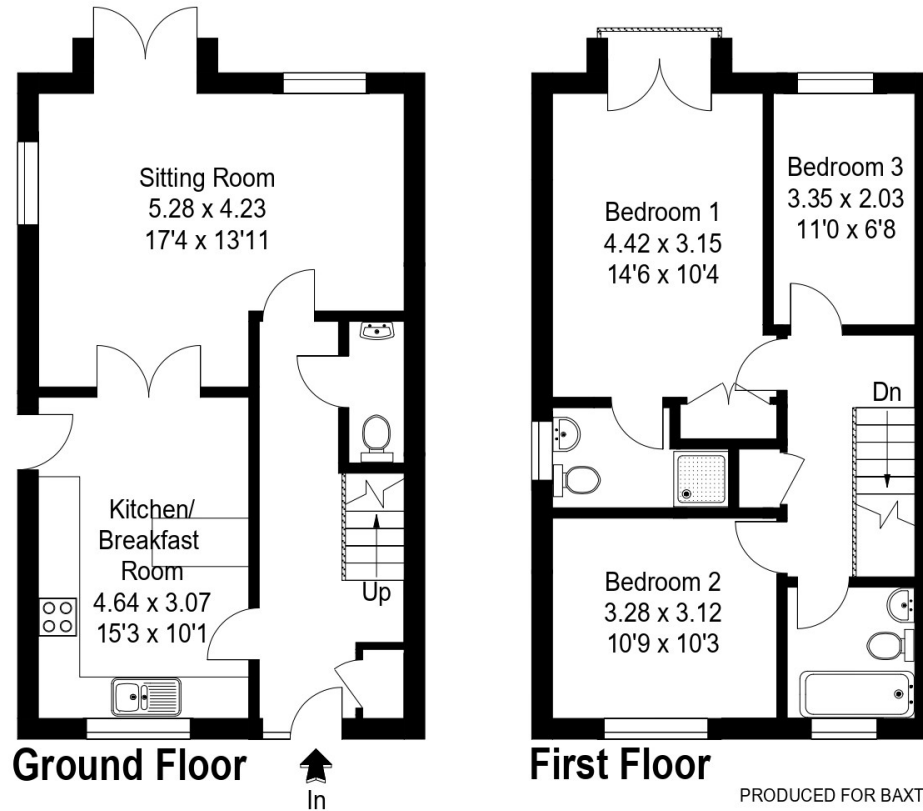
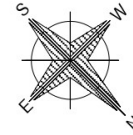
LOCATION: Amesbury has a variety of shops including an Aldi, butcher, baker, cafes, leisure centre and medical facilities. Both Lidl and Tesco are situated on the outskirts of the city. The historic cathedral city of Salisbury has a more extensive range of shopping, educational and leisure facilities including the theatre, arts centre and a twice weekly market. Schools include two excellent independent grammar schools as well as a variety of state and private, primary and secondary schools. There is a regular bus service from Amesbury to Salisbury and Swindon and there are train services from Grateley, Salisbury and Andover to London (Waterloo) and Exeter and from Pewsey to London (Paddington). Amesbury lies approximately 10 miles to the north of the cathedral city of Salisbury, just to the south of the A303 and easily accessible for Basingstoke, Reading and London via the M3, as well as being on the main route to Devon and Cornwall.

DIRECTIONS: From the cathedral city of Salisbury proceed in a north easterly direction along the A345 following the signs towards Amesbury. Upon reaching the town, at the first mini roundabout, take the first left onto South Mill Road and continue passing the Police Station on your right hand side. Cherry Fields is straight ahead and number 4 is to the right, clearly identified by the BAXTERS For Sale board.



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Approximate Gross Internal Area :- 100 sq m / 1076 sq ft



PRODUCED FOR BAXTERS 2024

This illustration is for identification purposes only.
Not drawn to scale, unless stated.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire County Council. Council Tax Band D : £2,315.99 for year 2024/2025. All mains services connected. Mains Drainage. Gas central heating. Fully double glazed.

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: 10177.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			