



6 BROOK CLOSE, WINTERBOURNE STOKE, SALISBURY SP3 4SR

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**BAXTERS**  
PROPERTY & LAND AGENTS





## **6 BROOK CLOSE, WINTERBOURNE STOKE, SALISBURY SP3 4SR**

### **PRICE GUIDE: £439,950**

Here we have an exceptional detached family home located in Brook Close, a small cul-de-sac of only six detached properties located in the Wiltshire village of Winterbourne Stoke.

The property is offered for sale in overall excellent order, is fully double glazed and centrally heated via an oil fired boiler to radiators on the first floor, with underfloor heating on the ground floor in the kitchen, living room and hallway (zone controlled). The interior is generous in proportion, is both light and airy and, benefits from a lovely extension off the kitchen providing a large family room/dining room with bi-folding doors leading out on to a private terrace. The remaining ground floor accommodation comprises a welcoming reception hall, living room, snug/study, utility room and cloakroom. The first floor boasts a full galleried landing, main bedroom with en suite, three further bedrooms and a family bathroom.





Should further space be required then refer to the planning consent (PL/2022/06859) secured by the current owners in 2022 to convert the attic/loft to create an impressive principal suite of bedroom, en suite and dressing area. Approved plans will be made available to the purchaser.

No 6 is located at the entrance to the cul-de-sac with an adjacent detached double garage part of which has been converted to provide an office area and an excellent "home gymnasium" with its own power, light and heating; there is still a very useful workshop/store and, the original garage doors are still in place. There is an open plan front garden with side access leading through to the rear. The rear garden has been professionally designed and landscaped with a wonderful raised pergoda providing a shaded seating/alfresco dining area, raised planters and shrub beds, low maintenance Astro Turf, decking and Ambient Lighting.

6 Brook Close is a fine detached family home in excellent condition which has been sensibly priced by highly motivated sellers.

**LOCATION:** The property is located in the village of Winterbourne Stoke between Amesbury, with a range of local facilities, and the cathedral city of Salisbury, with a more extensive range of shopping, social and educational amenities. The village has a public house and a garage and is well placed for swift access to London and the West Country via the nearby A303.

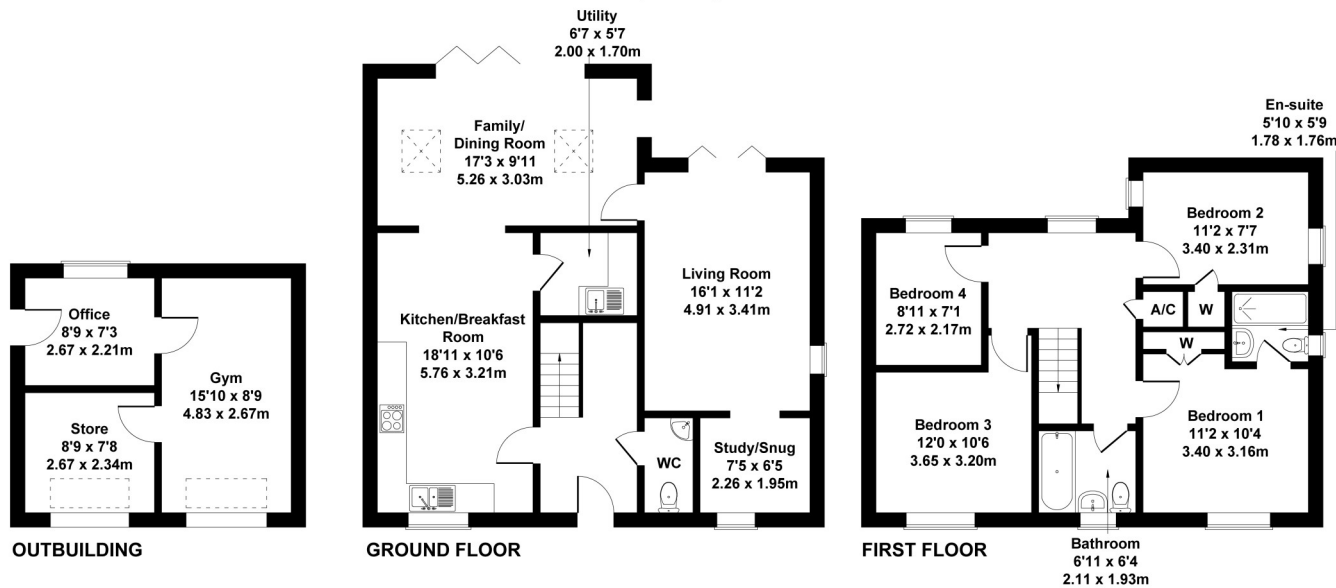
**DIRECTIONS:** From the cathedral city of Salisbury proceed in a northerly direction along the A345 (Castle Road). Continue for approximately 7 miles until reach the town of Amesbury, just north of Amesbury at the Countess roundabout turn left signposted A303 and Stonehenge. Pass Stonehenge on the right and proceed straight over Longbarrow roundabout and into Winterbourne Stoke, turn left into Church Street and first right into Brook Close, number 6 can be found on the right hand side.





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Approximate Gross Internal Area  
1668 sq ft - 155 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E - £2,776.43: for year 2024/25. Mains Water and Electricity. Mains Drainage. Oil 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: 10757.

