



37 SAXON LEAS, WINTERSLOW, SALISBURY SP5 1RN

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BAXTERS
PROPERTY & LAND AGENTS



PROPERTY ADDRESS: 37 SAXON LEAS, WINTERSLOW, SALISBURY SP5 1RN
PRICE GUIDE: £355,000

Here we have 37 Saxon Leas, a truly exceptional semi detached modern house located in the hugely popular Wiltshire village of Winterslow.

This fine family home has, in recent years, undergone a comprehensive programme of improvements which include a full width front projecting extension given added depth to both the living room and the entrance hall, refitting the kitchen with a range of smart contemporary gloss finish units, remodelling and refitting the family bathroom with luxuriously appointed sanitary ware, walk in shower enclosure and fittings. Other improvements have included engineered oak flooring, a working log burner and an excellent range of fitted wardrobes in the two larger bedrooms.



The property is fully double glazed and new electric heating has been installed. Please note that the sellers have installed (2024) wholly owned solar panels with battery storage which generate sufficient power to run the family home and give a financial return: the ownership and benefit will be transferred to the new purchasers.

To the front of the property is a private drive with off road parking and access to a single garage. The fully enclosed, private, rear garden is a good size and laid to lawn with numerous shrubs and flower beds. There is a large sunny seating area/patio area extending across the rear and, to the side of the property. There is a pedestrian path to the side of the garage leading from the front to the rear as well as rear access to the garage.

LOCATION: Winterslow, a sought after location to the north east of Salisbury, offers a range of facilities including a thriving village stores/post office, a popular country inn, a highly regarded primary school and pre-school group. Other amenities include a doctor's surgery, modern village hall and two recreation grounds and there are many walks in the surrounding Wiltshire countryside. 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 Grateley, 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 north east and to Southampton via the A36/M27 to the south.



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Approximate Gross Internal Area
1123 sq ft - 104 sq m

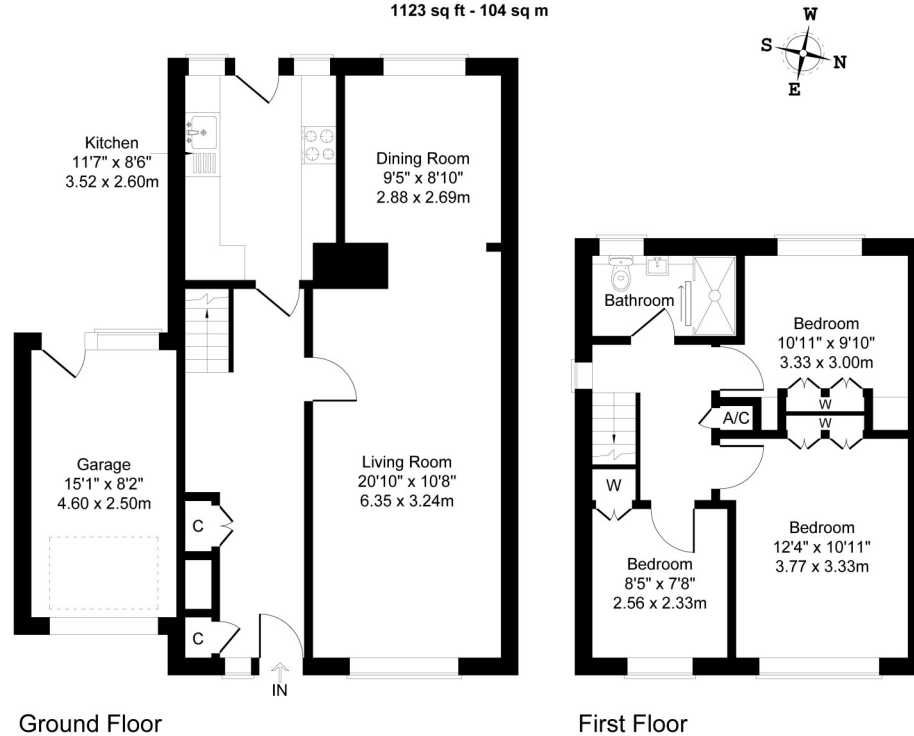


Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D : £2,358.04 for year 2025/2026.

All mains services connected. Mains Drainage. Electric Heating. Fully double glazed.

DIRECTIONS: From the city of Salisbury proceed in a north easterly direction along the A30 London Road as though towards Andover. Continue to follow the road for approximately three miles and turn right, signposted Firsdow, just before the Hilltop Grill and Diner. Proceed into and through the village of Firsdow crossing straight over the crossroads, proceed up the hill towards Winterslow. Proceed over the brow of the hill taking the first turning left into The Plantation. Upon entering the village, proceed past the Lord Nelson Public House and local village shop (on the right hand side), continue to follow the road as it bears to the right. Continue for approximately half a mile passing the village hall on the right hand side and take the second turning on the left into Saxon Leas.

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: 10791.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		101
(92+) A		
(81-91) B	84	
(69-80) C		
(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		

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