



15 COUNTESS ROAD, AMESBURY, SALISBURY SP4 7AS

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BAXTERS
PROPERTY & LAND AGENTS



15 COUNTESS ROAD, AMESBURY, SALISBURY SP4 7AS

PRICE GUIDE: £560,000

Here we have 15 Countess Road, a large detached house of good proportions located on the very edge of the Wiltshire market town of Amesbury which is known as the location for the prehistoric monument of Stonehenge and, it is claimed, the oldest occupied settlement in Great Britain.

Presented for sale in excellent order, this fine family home offers well planned accommodation comprising of a welcoming reception hall, large living room with fireplace, separate dining room with adjoining "lean to" conservatory/garden room, a completely remodelled and refitted kitchen, refitted utility room with access to the rear garden and an integral door to the garage and, a ground floor cloakroom.



The first floor boasts a large galleried landing, four excellent size bedrooms and a family bathroom. The property is fully double glazed and centrally heated via a mains gas fired boiler to radiators.

The property is set back from the road within a mainly walled garden and approached via a gravelled drive which has parking for several cars and access to a double garage. The front garden is laid to lawn with mature shrubs and flower beds. The rear garden is an excellent size with a high degree of privacy. The lawn is bordered by mature shrubs and flower beds; and there is a summer house located in the corner. The property adjoins and overlooks a working farm and, enjoys far reaching (first floor) views over open countryside.

15 Countess Road is conveniently located within walking distance to Amesbury town centre and has nearby lovely country walks including the popular 'Stonehenge Landscape Walk - returning via Woodhenge' and 'Lords Walk'.

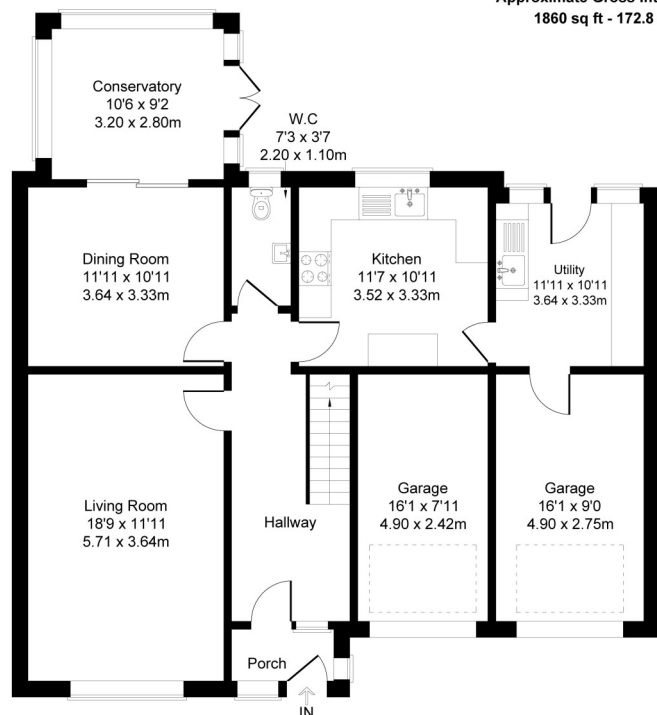
LOCATION: Amesbury has a variety of shops including an Aldi, butcher, baker, cafes, leisure centre and medical facilities. Both Lidl and Tesco are situated on the outskirts of the city. The historic cathedral city of Salisbury has a more extensive range of shopping, educational and leisure facilities 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. Proceed through and out of Amesbury to the Countess Road roundabout and continue straight over towards Durrington. The property can be found on the left hand side of Countess Road, clearly identified by the BAXTERS For Sale Board.

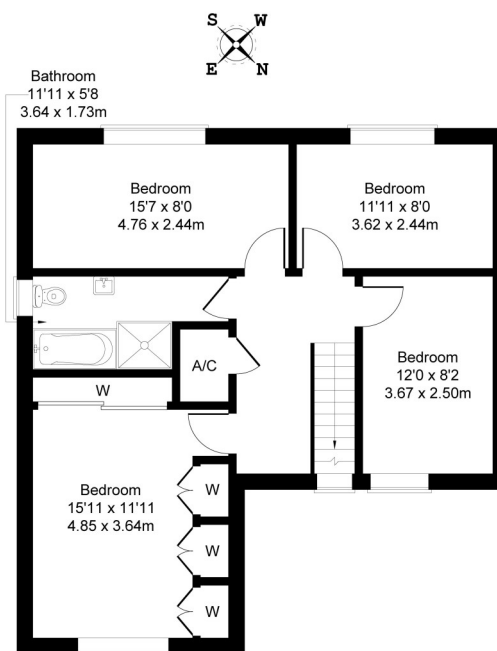


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Approximate Gross Internal Area
1860 sq ft - 172.8 sq m



Ground Floor



First Floor

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



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band F : £3,520.55 for year 2025/2026. 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: 10794.

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