

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 49B The Borough

Salisbury, SP5 3LX

£391,995



A beautifully presented, modern home sitting within the heart of this sought after and thriving village, offered for sale with no onward chain. 49b The Borough is a well-loved home which offers a number of particularly useful features which can only truly be appreciated by a viewing. The well-planned and flexible layout provides a generous entrance hallway, 5.2m x 4.82m sitting/dining room overlooking The Borough and village cross, 3.65m kitchen leading out to a lovely private courtyard style garden, ground floor cloakroom, three bedrooms and well fitted bathroom with walk in shower. The property is double glazed with gas heating (modern combination boiler), has plenty of storage and is very well presented throughout. Outside, 49b The Borough has generous two car driveway, garage and two lovely areas of garden.



## Location

The prime position within the village is undoubtedly one of the main attractions of the property. Situated in The Borough, the house is literally a few meters from the village supermarket, café and very well-regarded public house dating from the 15th century. A whole host of other amenities can be found in the village from doctors/dentist surgeries, churches, chemist, and opticians. Sitting on the Avon Valley Path, the house is also within walking distance of beautiful water meadows and countryside walks. Historic Downton is six miles to the South of the cathedral city of Salisbury and within easy reach of the New Forest National Park as well as providing easy access to the south coast. There are good rail links to London and other major centres from Salisbury and the M27 is about 10 miles from the house. Southampton (with its international airport) and Bournemouth are easily accessible. This is a rare opportunity to acquire a property of this type in such a location, an early viewing is advised.

## Directions

Proceed to Downton on the A338 from Salisbury turning left into The Borough. After passing the Memorial Hall on your left 49b can be found just beyond Gravel Close. Off-street parking from Gravel Close.

## Double Glazed Front Door to:

### Entrance Hall

Light and generous space with stairs to the first floor. Full height cloak/storage cupboard, radiator and electric fuses.

### Cloakroom

Low level WC and corner wash hand basin with tiled splash back. Radiator.

### Sitting/Dining Room 15'9" x 12'11" extending to 17'0" (4.82m x 3.95m extending to 5.2m )

Double glazed windows and door overlooking the front garden and village cross, double glazed window to side aspect. Double radiator, television aerial and telephone points.

### Kitchen 11'11" x 9'0" (3.65m x 2.75m )

Matching painted wall and base units with worksurface over. Inset gas hob, with electric oven under and extractor hood. Space for washing machine and fridge/freezer, wall mounted Vaillant gas combination boiler, inset stainless steel sink unit with mixer taps. Double glazed door and window to rear garden.

### First Floor Landing

Access to loft space, full height linen cupboard with radiator and deep over stair storage cupboard.

### Bedroom One 12'11" x 8'10" (3.95m x 2.7m )

Double glazed window overlooking The Borough, radiator and four wardrobes.

### Bedroom Two 11'9" x 8'10" (3.6m x 2.7m )

Double glazed window to rear aspect. Radiator.

### Bedroom Three 7'0" x 6'0" (2.15m x 1.85m )

Double glazed window to front aspect. Radiator.

### Bathroom

Attractively refitted white suite comprising push button WC, pedestal basin and walk-in shower enclosure with thermostatic controls (n.b. the bath could be refitted). Tiled walls, frosted double-glazed window to side aspect and double radiator.

### Outside

The house has a lovely front garden overlooking The Borough which is well enclosed by walls and fence with a gate leading to the sitting/dining room door. This area of garden has an array of mature planting surrounding an area of lawn, small, paved area providing a perfect spot for a bench to watch village life go by.

The main and vehicular entrance can be found off Gravel Close where a double depth tarmacadam driveway provides parking for two cars comfortably as well as providing pedestrian access to the front door and side gate.

The rear garden has a lovely private courtyard style garden accessed from the kitchen or side gate, this space is very well enclosed by wooden fencing and is paved for low maintenance with well stocked flower beds on two sides. Outside light and tap. Step up to garden store (2.45m x 1.2m) which has been created at the rear of the garage with power and light.

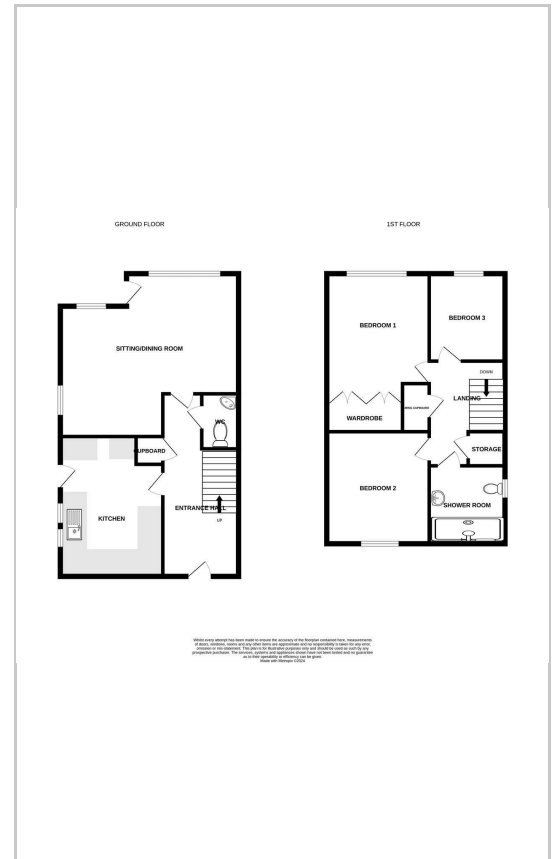
### Garage 4.9m x 2.45m

Up and over door, power, light and loft storage space.

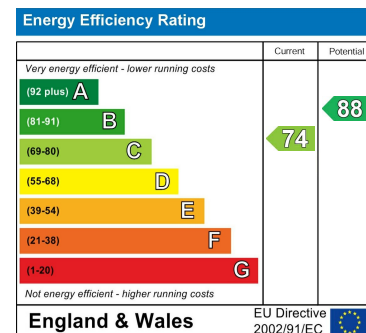
## Area Map



## Floor Plans



## Energy Efficiency Graph



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