

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## Falcons

Netherhampton, SP2 8PU

Guide price £575,000



Offered to the market with no onward chain, this well built and substantial family home sits within a lovely flat plot extending to around 1/3 acre. Falcons is a quality property built in 1970 which has been a well maintained family home, but also offers fantastic scope to enhance and personalise. Huge potential exists to extend (subject to planning consent). The spacious accommodation comprises entrance hall, two generous reception rooms, 6.3m kitchen/breakfast room, double glazed conservatory, four bedrooms, bathroom, two cloakrooms and double internal garage. Outside, Falcons sits well within its generous plot offering a fantastic level of parking and spacious gardens to front, side and rear. Sitting within the village of Netherhampton the house benefits from lovely distant views to the front and open farmland views to the rear. The location provides the perfect balance of a village setting with the convenience of Salisbury and Wilton being close by. This is a very rare opportunity to acquire a property of this calibre in such a lovely setting, an early viewing is advised.





From Salisbury proceed to Netherhampton village where Falcons can be found on your right before St Catherines Church.

**Double Glazed Front Door to:**

## Entrance Hall

Stairs to first floor, radiator, double width cloak cupboard.

**Cloakroom 6'2" x 5'4" (1.9m x 1.65m )**

Coloured concealed cistern WC and vanity basin. Range of fitted cupboards, obscure double glazed window and radiator.

**Sitting Room 15'3" max x 15'7" (4.65m max x 4.75m )**

Double glazed picture window to front aspect overlooking the front garden and views towards South Wilts Golf Course. Open fireplace with feature stone surround and hearth. Radiator, wall lights. We understand that the original wood block flooring remains under the carpeting. Bi-folding glazed wooden doors to:

**Dining Room 13'7" x 10'11" (4.15m x 3.35m )**

Double glazed window to side aspect. Double radiator. Feature timber clad wall and ceiling. Covered wood block flooring.

**Kitchen 20'9" x 9'8" (6.35m x 2.95m )**

Matching range of wall and base units with worksurface over. Inset electric hob with canopy extractor hood, eye level double oven, integral dishwasher, washing machine and fridge. Inset stainless steel sink with mixer tap, tiled splashbacks and double glazed window overlooking the rear garden. Dining area with dresser style unit, radiator, double glazed window to rear, understair broom cupboard, door to hall and garage. Door to:

**Conservatory 11'3" x 11'9" (3.45m x 3.6m )**

Quality double glazed construction over low level wall with performance roof. Power, light and radiator. Tiled floor.

**Integral Double Garage 19'8" x 21'5" (6m x 6.55m )**

Twin electric roller doors to front aspect, door to kitchen, double glazed window to rear. Full height cupboard housing Worcester oil fired boiler. Power and light, workbenches.

### First Floor Landing

Access to loft space, built in linen cupboard and radiator.

**Bedroom One 15'5" x 10'11" (4.7m x 3.35m )**

Double glazed window to side aspect. Two built in double wardrobes with high level cupboards. Radiator.

**Bedroom Two 11'7" x 9'10" (3.55m x 3m )**

Double glazed window to rear aspect with lovely views over the rear garden and open farmland beyond. Built in double wardrobe with high level cupboards. Radiator.

**Bedroom Three 10'11" x 9'10" (3.35m x 3m )**

Double glazed door and full height panel to front with views toward South Wilts Golf Club as well as providing access to balcony. Radiator. Built in wardrobe with access door to:

**Eaves Storage Area 20'11" x 11'6" reducing to 5'1" (6.4m x 3.53m reducing to 1.55m )**

Area with huge potential, currently floored with sloping ceiling, power and light.

**Bedroom Four 9'10" x 7'2" (3m x 2.2m )**

Double glazed window to rear with views over garden and farmland beyond. Radiator.

### Bathroom

Matching coloured bath, vanity basin and separate shower enclosure. Tiled walls, range of fitted cupboards, radiator and obscure double glazed window.

### Separate WC

Low level WC, half height tiling and obscure double glazed window.

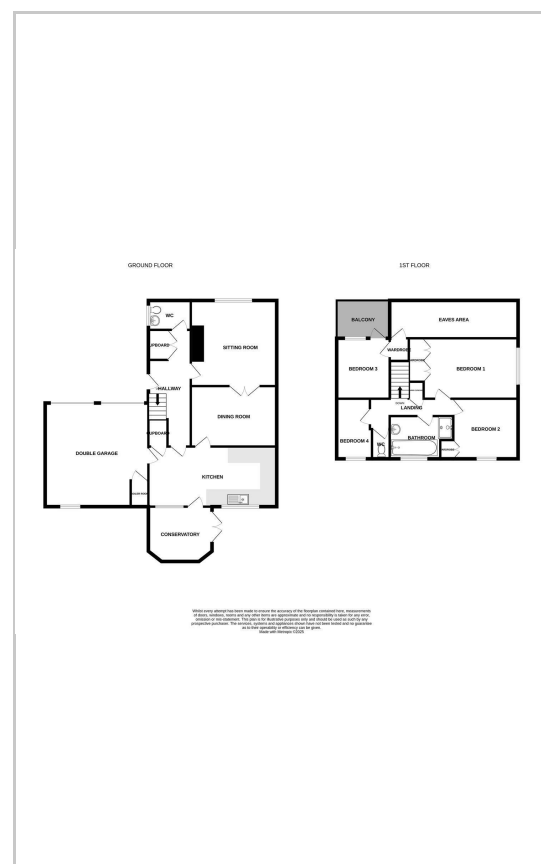
## Outside

The property is approached by a five bar gate which leads to an expansive tarmacadam drive with parking. Generous area of lawn which stretches to one side of the property. Mature hedgerow and well stocked borders. Path to side with outside tap. The rear garden is beautifully maintained yet provides huge potential for landscaping and further planting. Immediately outside the conservatory is a paved patio area. Generous flat lawn with pond and feature rocky border. Lovely array of mature planting and hedgerow. To the far end of the garden is a screened area and substantial beech hedgerow. Views over open farmland. Recently replaced oil tank.

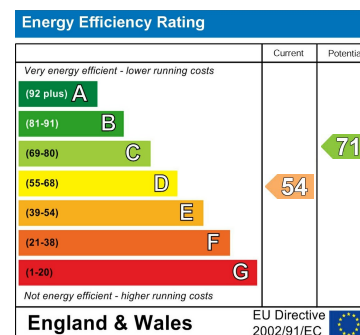
## Area Map



## Floor Plans



### Energy Efficiency Graph



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