The Beeches, Sutton Mandeville, Salisbury, Wiltshire, SP3 5NL

£550,000 Freehold

A detached chalet style house with a large garden which enjoys a southerly aspect and rural views. Offered to the market with no onward chain.

Directions
Leave Salisbury on the A36 and proceed through the town of Wilton leaving on the A30. Continue through the villages of Barford St Martin, Compton Chamberlayne and Fovant and approximately 1 mile after Fovant the property can be found on the left hand side. The property is located opposite farm buildings.

Description
The property is a modern detached chalet style house set in a generous plot which enjoys a southerly aspect and offers spacious and well proportioned accommodation. This comprises on the ground floor: a large entrance hallway, an impressive sitting room with a high ceiling and French doors providing access to and views of the large garden. There is a dining room, a kitchen and a utility room, both with integrated appliances. Further accommodation on the ground floor includes two bedrooms with the larger bedroom having built-in furniture and French doors to the garden, a study and both a shower room and a bathroom. On the first floor the main bedroom has an en-suite bathroom and there is a further double bedroom together with a family bathroom. All the windows are double glazed and the property has electric heating. The property is set behind timber electric gates which provide access to a large gravelled driveway providing off-road parking adjacent to which there is also a detached double garage. The gardens are a particular feature of the property enjoying a southerly aspect and lovely rural views across the Nadder Valley. The property is offered to the market with no onward chain. The property is located near to the village of Sutton Mandeville approximately 12 miles west of Salisbury and there are local facilities in the village of Tisbury which lies approximately 3 miles away where there are a number of shops and a mainline railway station connecting Salisbury and London Waterloo. The nearer village of Fovant offers a number of useful amenities including a general stores and a post office and a doctor's surgery.

House Specifics
The accommodation is arranged as follows, all measurements being approximate:

Covered porch
With tiled step and light. Timber front door to:

Entrance hallway
Window to front, stairs, two night storage heaters, telephone point, window to rear.

Sitting room 18'2" x 15'10" (5.54m x 4.83m)
High ceiling, triple aspect with French doors to rear and windows to side, TV point, coal-effect Calor Gas fire, two night storage heaters.

Dining room 14'5" x 8'5" (4.40m x 2.58m)
Window to front, night storage heater.

Kitchen 13'4" x 10'8" (4.07m x 3.26m)
Fitted with a range of base and wall units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap under window to rear, integrated four-ring induction hob with extractor hood over, integrated dishwasher, fridge/freezer and electric oven/grill, two windows to side, breakfast bar, tiled floor.

Utility room 10'8" x 6'1" (3.26m x 1.87m)
Work surface with stainless steel sink and drainer with mixer tap under window to front, space and plumbing for washing machine, wall mounted electric heater, tiled floor, cupboard housing electric meters, part glazed door to side.

Bedroom two 14'11" x 11'8" (4.57m x 3.57m)
Dual aspect with windows to front and French doors to rear, range of built-in furniture incorporating wardrobes, cupboards and dressing table. Night storage heater.

Bedroom three 12'4" x 8'5" (3.76m x 2.58m)
Window to rear, fitted wardrobes with mirror-fronted sliding doors.

Study 9'3" x 6'6" (2.82m x 1.99m)
Window to rear, Dimplex heater, telephone point.

Bathroom
Fitted with a white suite comprising panelled bath, low level WC, wash-hand basin, tiled floor and walls, window to front, wall mounted electric heater.

Shower room
Fitted with a suite comprising low level WC, pedestal wash-hand basin, corner shower cubicle, tiled floor and walls, glazed window to front.

First floor - landing
Velux window to rear, night storage heater, eaves storage cupboard, access to loft.

Bedroom one 14'2" x 12'5" (4.34m x 3.79m)
Dual aspect with windows to side and Velux window to rear providing excellent views. Night storage heater, storage cupboard. Door to:

En-suite bathroom
Fitted with a suite comprising timber panelled bath, pedestal wash-hand basin, low level WC, tiled walls, inset spotlights, wall mounted electric heater, Velux window to rear.

Bedroom four 11'8" x 11'3" (3.57m x 3.43m)
Dual aspect with windows to front and rear. Wall mounted electric heater. TV point.

Bathroom
Fitted with a suite comprising low level WC, pedestal wash-hand basin, panelled bath, wall mounted electric heater, window to rear, fully tiled walls.

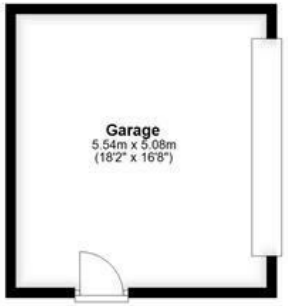
Outside
To the front of the property there is a gravelled driveway providing off-road parking and a DETACHED DOUBLE GARAGE - 5.54m x 5.09m - which has an electric up and over door, power and light with a loft storage area with a pull-down ladder. The rear garden is a particular feature of the property being extremely generous with a southerly aspect and a post and rail fence on the southern boundary in order to take advantage of the excellent rural views.

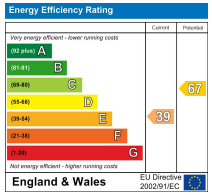
Services
Mains water and electricity are connected to the property. Septic tank drainage. Electric heating.

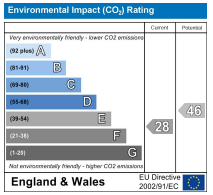
Outgoings
The Council Tax Band is ‘F’ and the payment for the year 2019/2020 payable to Wiltshire Council is £2527.50.

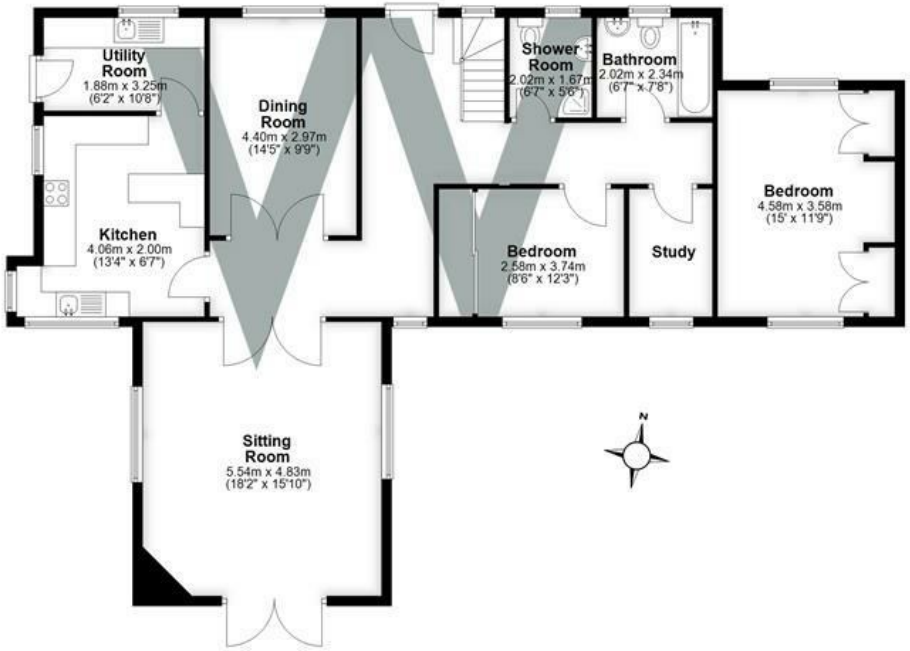
Ground Floor

Approx. 154.4 sq. metres (1662.3 sq. feet)



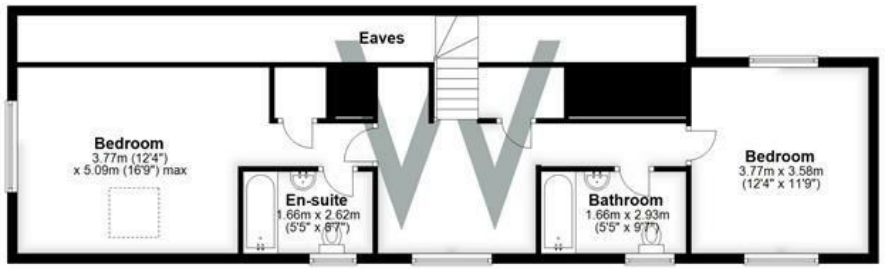


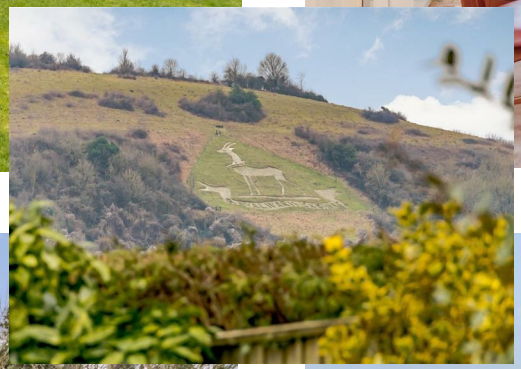




First Floor

Approx. 78.6 sq. metres (845.8 sq. feet)



Total area: approx. 233.0 sq. metres (2508.2 sq. feet)

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