

5 Down Barn Close, Winterbourne Gunner, Salisbury, Wiltshire, SP4 6JP

£450,000 Freehold

A three/four bedroom extended detached chalet-style house situated in a popular village edge location. The property is well presented throughout and benefits from a corner plot garden backing on to open fields, off-road parking for several cars and has PVCu double glazing and gas central heating.

Directions
Leave Salisbury in a northerly direction on the A345 Castle Road and after passing Old Sarum, turn right at the next roundabout and proceed towards Winterbourne Gunner. After approximately two miles turn left at the roundabout into Down Barn Road before turning right into Down Barn Close. The property can be found at the end of the cul de sac.

Description
The property is an extremely well presented detached chalet-style house situated on a corner plot at the end of this desirable, semi-rural cul de sac. The property has well presented accommodation which comprises on the ground floor an entrance hallway, a sitting room which has a triple aspect overlooking the garden and there is a large kitchen/dining room with an excellent range of units including a central island and breakfast bar. There is also a study/bedroom four, a cloakroom and a utility room on the ground floor. On the first floor are three bedrooms, two with en-suite shower rooms, and a family bathroom. The property enjoys PVCu double glazing throughout and gas fired central heating. A particular feature of the property is the corner plot garden on three sides of the property with a brick paved driveway providing ample off-road parking and there is also a detached single garage. Within the garden there is a home office/studio, a large extensive office/workshop outbuilding and an overground swimming pool. The garden has a rural aspect, backing on to fields. The property lies on the edge of Winterbourne Gunner which is a popular village on the north-eastern side of Salisbury. Within the village there is a post office/village store, a primary school and a public house and the village lies approximately four miles from Salisbury which has an excellent range of amenities.

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

Covered porch with outside light, front door to:

Entrance Hallway
Radiator, wood block floor, stairs.

Sitting Room 19'10" x 13'10" (6.07m x 4.24m)
Triple aspect with square bay window to front, sliding patio doors to side and french doors to rear, two radiators, fireplace with inset woodburner with tiled hearth and timber mantel over, storage cupboard.

Kitchen/Dining Room 25'2" x 14'7" (7.69m x 4.46m)
(overall measurements of L-shaped room)

Kitchen Area: fitted with an excellent range of cream-fronted base and wall units, sink and drainer with mixer tap under window to side, two windows to rear and french doors to side, all overlooking garden. Integrated dishwasher and double oven, central island with integrated four ring ceramic hob with extractor over with breakfast bar, radiator, further glazed door to side, space for American-style fridge-freezer, wood effect floor, inset spotlights.

Dining Area: Space for table and chairs, wood effect floor, two radiators, inset spotlights, larder cupboard.

Study/Bedroom Four 9'10" x 7'11" (3.02m x 2.42m)
Window to front, radiator, telephone point.

Side Hallway
Radiator, storage cupboard, door to utility and to:

Cloakroom
Fitted with a low level WC, pedestal wash hand basin, heated towel rail, obscure glazed window to rear.

Utility Area 8'5" x 5'1" (2.58m x 1.55m)
Doors to front and rear, base and wall units, stainless steel sink and drainer, space and plumbing for washing machine, space for tumble dryer, space for fridge-freezer, radiator.

First Floor - Landing
Linen cupboard with shelving, access to loft where gas boiler is located.

Bedroom One 20'2" max, 12'11" min x 10'5" (sloping ceilings) (6.16m max, 3.95m min x 3.20m (sloping ceilings))
Window to rear, two radiators, inset spotlights, door to:

En-suite Shower Room
Fitted with a white suite comprising low level WC, wash hand basin, corner shower cubicle with waterfall shower head, heated towel rail, Velux window to side.

Bedroom Two 12'3" x 9'1" (3.75m x 2.79m)
Window to side, radiator, range of fitted wardrobes along two walls, door to:

En-suite Shower Room
Fitted with a white suite comprising low level WC, wash hand basin, corner shower cubicle, tiled floor and walls, Velux widow to front.

Bedroom Three 12'9" x 8'5" (3.91m x 2.59m)
Window to side, under-eaves storage area, radiator.

Bathroom
Fitted with a white suite comprising timber panelled bath, low level WC, wash hand basin, medicine cabinet, storage cupboards, radiator, obscure glazed window to rear.

Outside

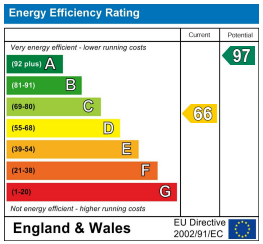
A particular feature of the property is the garden which is on three sides of the property. To the front there is a brick paved driveway with off-road parking for several cars in front of the attached garage. This measures 5.15m x 2.58m (16'10" x 8'5") with lockable double doors, power and light. In the front garden there is a summer house/home office with power and light. The garden extends around the side of the property to the rear where there is a vegetable plot, a greenhouse and a timber shed. There is a timber decked area, a patio area accessed from the kitchen/dining room and there is an overground swimming pool with adjoining timber decked area. There is a further large, extensive OFFICE/WORKSHOP OUTBUILDING - 4.70m x 3.01m (15'5" x 9'10") - with two windows to side, power and light.

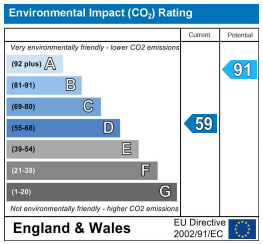
Services

Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is 'E' and the payment for the year 2019/2020 payable to Wiltshire Council is £2,177.11.





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