

Stoneleigh, Church Street, Winterbourne Stoke, Salisbury, Wiltshire, SP3 4SW

£315,000 Freehold

A well situated, detached family home, offered in good condition and in a no-through road.

Directions
From Salisbury take the A360 north and at the roundabout turn left onto the A303. Upon entering the village of Winterbourne Stoke take the first turning on the left hand side into Church Street, where Stoneleigh will be seen on the right-hand side after a short distance.

Description
A detached family home situated off a small close in a no-through road. The accommodation consists of recently added entrance porch, hall, cloakroom, kitchen/dining room, sitting room, three bedrooms and a bathroom. There is a good sized and enclosed rear garden, detached garage and parking, oil fired central heating by radiators, double glazing and UPVC fascias and soffits. The property is offered in good order throughout.

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

Entrance porch 5'9" x 5'5" (1.77m x 1.67m)
Coat hanging and storage space.

Entrance hall
Deep understairs cupboard with stairs to first floor.

Cloakroom
Low level WC and wash-hand basin.

Sitting room 16'7" x 10'8" (5.07m x 3.27m)
Double aspect room with window to front elevation and double doors to rear garden. Oak flooring, brick fireplace with slate hearth and inset woodburning stove.

Kitchen/dining room 16'7" x 9'1" max (5.07m x 2.79m max)
Range of work surfaces with base and wall mounted cupboards and drawers, full height cupboard housing fridge/freezer, dishwasher, space and plumbing for washing machine, electric hob with cooker hood over and electric oven, one and a half bowl ceramic sink unit with mixer tap over, oil fired boiler for central heating and hot water.

First floor - landing
Shelved airing cupboard with lagged hot water tank. Hatch to loft space.

Bedroom one 10'1" x 9'1" (3.08m x 2.77m)

Bedroom two 9'6" x 9'1" (2.92m x 2.77m)
Range of built-in wardrobe cupboards.

Bedroom three 10'11" x 6'9" (3.34m x 2.08m)
Built-in wardrobe cupboard.

Bathroom
White suite of panelled bath, low level WC and wash-hand basin. Thermostatic shower over bath.

Outside

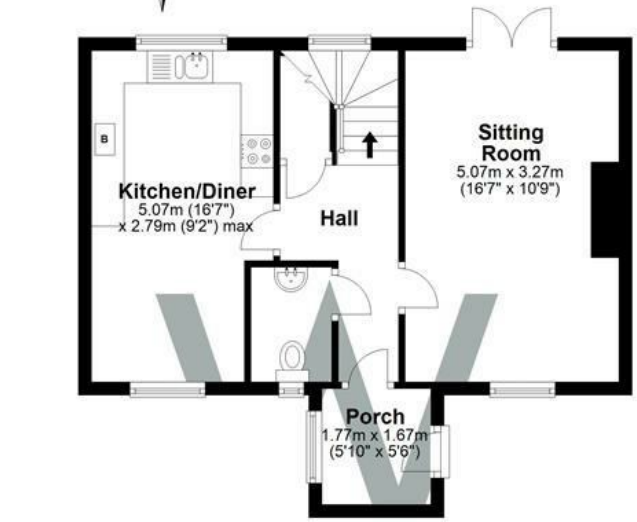
Garage 20'8" x 11'5" (6.3m x 3.5m)
With up and over electric door, light and power.

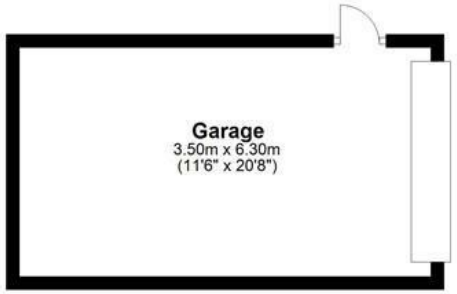
Garden
Parking to the front and side of the garage for a number of vehicles. Log store and storage space. Pedestrian access leads to the rear garden which is laid to lawn with a paved patio, oil tank behind timber fencing. The whole is enclosed by timber panelled fencing.

Services
Mains water and electricity are connected to the property. Central heating by oil fired boiler. Septic tank drainage.

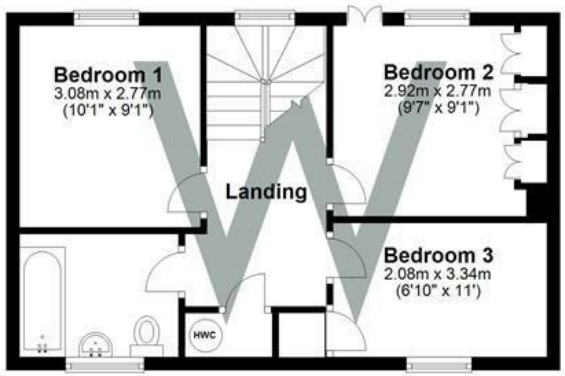
Outgoings
The Council Tax Band is ‘D’ and the payment for the year 2019/2020 payable to Wiltshire Council is £1845.27.

Ground Floor
Approx. 66.0 sq. metres (710.8 sq. feet)

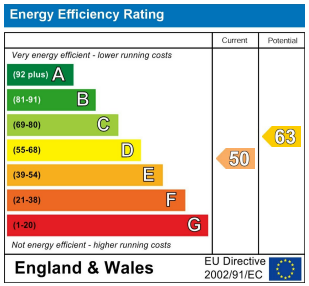


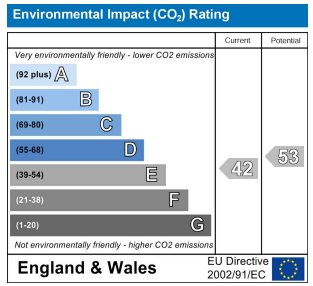


First Floor
Approx. 40.9 sq. metres (439.9 sq. feet)









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