



Romsey Road, Whiteparish, Salisbury, Wiltshire, SP5 2SD

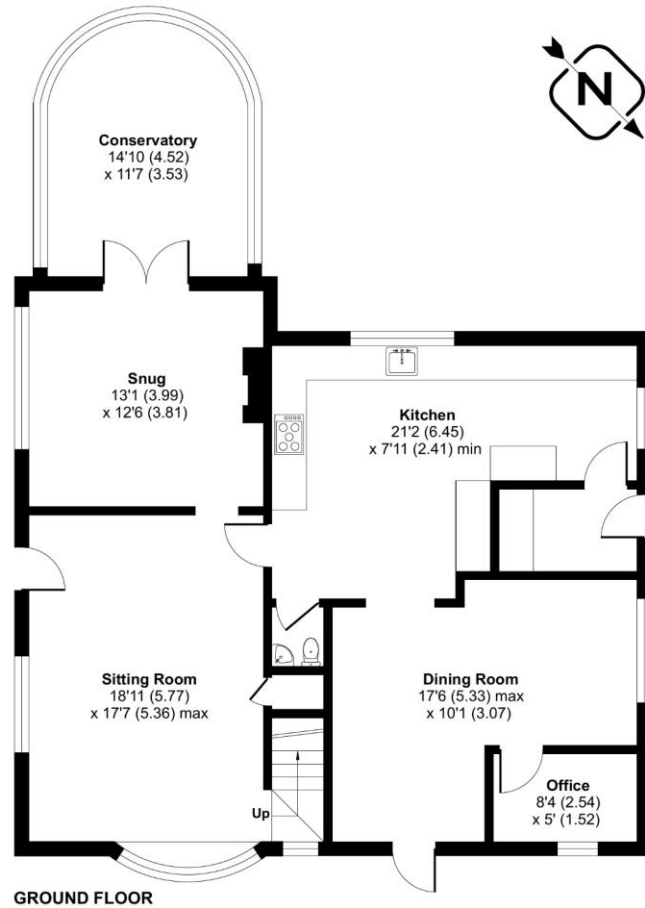


ACCOMMODATION

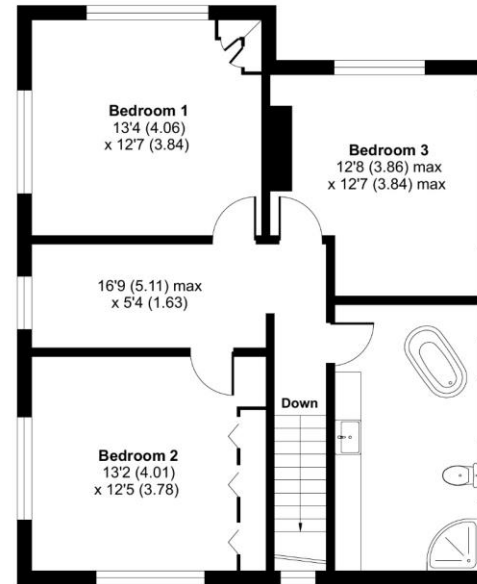
Situated in the heart of the desirable village of Whiteparish, this stunning Victorian home, built in 1896, offers an array of characterful features within modern living. This traditional village home has the most magnificent ground floor space showcasing four spacious reception rooms coupled with a large modernised kitchen. The charming features include the high ceilings, exposed wide board timber flooring in the snug, picture rails presented in tasteful modern décor fused with characterful features. The accommodation is complemented by the useful utility and cloakroom, a modern and spacious characterful family bathroom with a claw feet roll top bath, copious fitted vanity units, three large double bedrooms, with ample fitted storage all enjoying a dual aspect with the generous principal bedroom. The beautifully tended south-facing gardens have been lovingly landscaped offering distinct privacy features and attractive areas for al fresco dining and ideal for summer entertaining. From the doorstep are abundant village amenities and a plethora of stunning countryside walks to enjoy whilst Salisbury city centre and the market town of Romsey are easily accessible with excellent primary schooling within the village.

Approximate Area = 2020 sq ft / 187.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Charters Estate Agents Limited. REF: 916159



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 72 | 84 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

SITUATION

Whiteparish is close to the New Forest National Park, within easy reach of the excellent village amenities which include the highly reputable Whiteparish Primary School, choice of public houses, village store and doctor's surgery. Whiteparish enjoys excellent commuter access, equidistant to Romsey and Salisbury and convenient to Southampton, whilst benefitting from being catchment of the highly regarded Salisbury grammar schools. Southampton Parkway Station, providing direct train links to London, and Southampton airport are both within approximately a 20-minute drive.



SPECIFICATION

- Attractive three-bedroom Victorian character cottage
- Period features including high ceilings
- Three impressive reception rooms supplemented by a bespoke vaulted garden room
- Modernised kitchen featuring space for a range oven
- Attractively landscaped south-facing gardens
- Cloakroom and four-piece Burlington family bathroom
- Three double bedrooms
- Situated within the heart of a popular village
- Parking for four cars
- Within walking distance of the local village amenities

LOCAL AUTHORITY

Wiltshire County Council
Council Tax Band G

GUIDE PRICE

Asking Price £750,000

TENURE

Freehold