



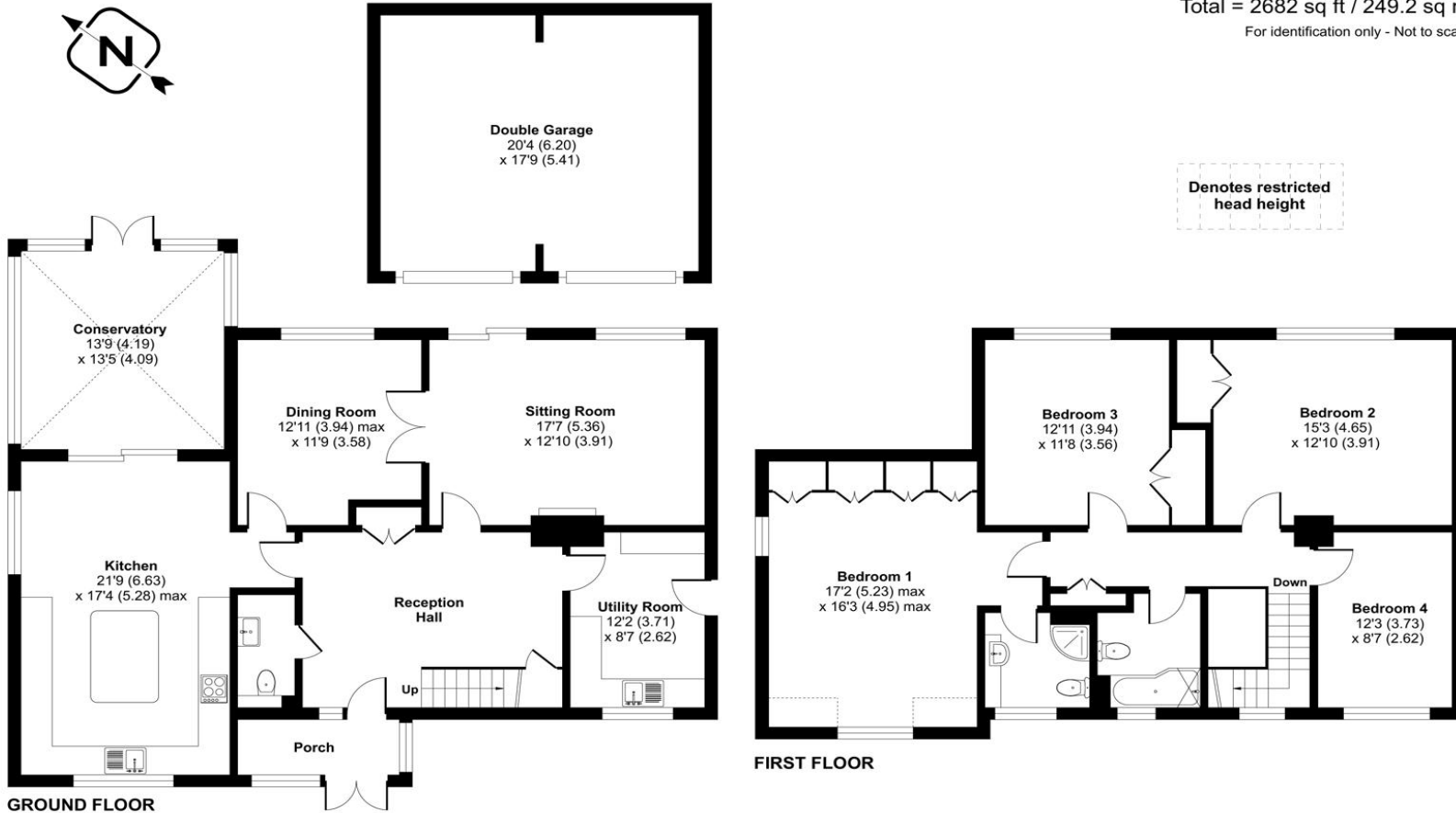
Kiln Close, Whaddon, Salisbury, Wiltshire, SP5 3HE



ACCOMMODATION

Set away from the main thoroughfare and nestled within its generous gardens approaching 1/3 of an acre, is this impressive family residence offering substantial, yet versatile accommodation. Kiln House is an imposing four-bedroom home conveniently situated within the highly desirable village of Alderbury, renowned for its strong local community, traditional amenities and well-regarded local schooling. This property boasts sizeable accommodation extending to in excess of 2,600 square feet which includes two well-proportioned reception rooms supplemented by a conservatory. The extensive kitchen is fitted with a range of light wooden, eye and base level units and worktops and is perfectly positioned to take advantage of the splendid views over the gardens. The gardens are a true delight and feature stunning lawns studded with a variety of trees and are segmented to provide a wonderful enclosed patio terrace, relaxation areas, and vegetable garden accompanied by a detached double garage.

Approximate Area = 2665 sq ft / 247.5 sq m (includes garage)
 Limited Use Area(s) = 17 sq ft / 1.7 sq m
 Total = 2682 sq ft / 249.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	80
(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	



Scan the QR code to find out more information about this property.

SITUATION

The village of Alderbury incorporating Whaddon lies on the southern outskirts of the medieval city of Salisbury near the New Forest National Park. Alderbury and Whaddon enjoy a friendly, sociable community with a range of local amenities including a village shop, Post Office, recreation area, public houses and village primary school. Its proximity to the New Forest National Park offers idyllic dog walking, cycling and wonderful scenery. Although in a delightful semi-rural location, Alderbury and Whaddon are ideally positioned for commuting, with easy access to Salisbury, Southampton and via the New Forest to Bournemouth.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Charters Estate Agents Limited. REF: 965778





SPECIFICATION

- Four-bedroom detached house set back from the main thoroughfare
- Stunning secluded gardens approaching 1/3 acre
- Well proportioned, versatile accommodation
- Desirable village location with easy access to major commuting links
- Double glazing and gas central heating
- Detached double garage and parking for several vehicles
- Excellent local schooling both state, private and Grammar, including Bishops Wordsworth and South Wilts Grammar School.

LOCAL AUTHORITY

Wiltshire County Council
Council Tax Band G

OFFERS IN EXCESS OF £800,000

TENURE

Freehold