



THE HOMESTEAD CHAPEL LANE CHARLTON-ALL-SAINTS

An attractive Victorian house, with gardens and a paddock, located in a popular village.





The Homestead is an attractive, Victorian house built of red brick elevations beneath a slate roof, that has been in the ownership of the same family for a number of decades. The property has, in recent years, been extended and now comprises light, well-proportioned and presented flexible accommodation, with the opportunity to live on the ground floor if required. The principally west-facing gardens are attractive and wrap around the property. They extend in total to just over one third of an acre; with a paddock of approximately one acre that can be accessed either from the gardens or by way of a separate access from Chapel Lane.

Charlton All Saints is a delightful and very social village located some four miles South of Salisbury and due West of the River Avon. The village holds many social activities such as a yearly barbeque in the summer, bonfire night celebrations, garden society, a very active and pretty church and also has very close links to nearby villages of Donton, Nunton and Odstock. Charlton All Saints is also very conveniently located for the hospital and there is easy access to the south coast and most fantastic walks down to and along the River Avon.

The cathedral city of Salisbury has an excellent range of facilities including shopping, leisure, education and cultural as well as a mainline station with trains to London Waterloo (journey time approximately 90 minutes). The city also supports a twice weekly charter market, well-thought of Playhouse and local cinema.

From Church Lane a paved "stepping stone" path leads to the front door, which opens into the:

ENTRANCE HALL

With stairs to the first floor and a door to the:

SITTING ROOM

This is a well-proportioned, square reception room, with plenty of natural light entering from windows on two sides. There is an open fireplace with a slate hearth and wooden surround. Television point, picture rails and a door to the:

FAMILY ROOM

Originally two rooms, this has been opened up into a large reception room that runs the full width of the house, with an open fire set into a brick fireplace with a tiled heath. Television point, windows to both sides, understairs cupboard and doors to both the kitchen/breakfast room and to the:

DINING ROOM

A good sized and light reception room, currently used as a hobbies room, however it is felt that this could be a dining room, playroom or a ground floor bedroom, if required.

KITCHEN/BREAKFAST ROOM

This is well fitted with a good range of white, contemporary, high and low level storage units and contrasting stone effect worktops and breakfast bar. 1½ bowl stainless steel sink and drainer unit (with a mixer tap above). Space for a free-standing cooker (with an extractor hood above) and space for a free-standing fridge/freezer. Floor standing, Grant, oil-fired boiler for the domestic hot water and heating, tiled floor (which continues into the ground floor shower/utility room), tiled splashbacks, telephone point, two windows, door and glazed double doors to the rear and a door to the:

GROUND FLOOR SHOWER/UTILITY ROOM

Again, well fitted with matching worktop and storage units to the kitchen, incorporating a single bowl, stainless steel sink and drainer unit (with a mixer tap above). Large tiled shower cubicle and WC. Space and plumbing for a washing machine, extractor fan and two obscure glazed windows.

NB: Stairs from the entrance hall lead up to the:

FIRST FLOOR LANDING

With an access hatch into the loft space, a large storage cupboard and doors to all of the first-floor accommodation.

BEDROOM 1

Being the principal bedroom this is a light double room with two windows giving attractive views over the garden, the paddock and the fields beyond. Telephone point.

BEDROOM 2

Another light double bedroom, with a window to the side giving lovely views, and picture rails.

BATHROOM

Fitted with a suite of panelled bath (with a Triton Ivory 4 wall mounted electric shower above), WC and wash hand basin. Linoleum floor, airing cupboard (with lagged hot water tank and immersion heater), tiled splashbacks and obscure glazed window.

BEDROOM 3

A well-proportioned bedroom with a window to the side and picture rails.

BEDROOM 4

A further light double bedroom with two windows and picture rails.



OUTSIDE

A wooden five-bar gate gives access from Chapel Lane to a large, gravelled parking and turning area. This leads to the double garage (measuring 19'3" x 17'9") and with two up and over doors (one of which is electric), electric power and light, personnel door and space for a freezer. The attractive and well planted gardens surround the property and have been creatively designed and separated into "rooms" with a gravelled area, an area of timber decked terrace, fish pond, lawns and a fruit cage and vegetable plot. The gardens extend to approximately one third of an acre, face west and have deep beds with mature hedging, trees, shrubs and flowering plants. A timber gate from the garden gives access to the paddock, which extends to approximately one acre. It is bordered with both post and rail, and wire fencing and has a separate access to Chapel Lane.

SERVICES

Mains water and electricity are available. Private drainage, oil fired central heating. We understand that there is also a well for fresh water.

COUNCIL TAX

Band G. Charge for 2018/19 – £3,243.35 (PLEASE CONFIRM)

TENURE

Freehold



POST CODE

SP5 4HF

BROADBAND

BT.com suggests that maximum speeds of 150Mb are available with Ultrafast Fibre 2 Plus.

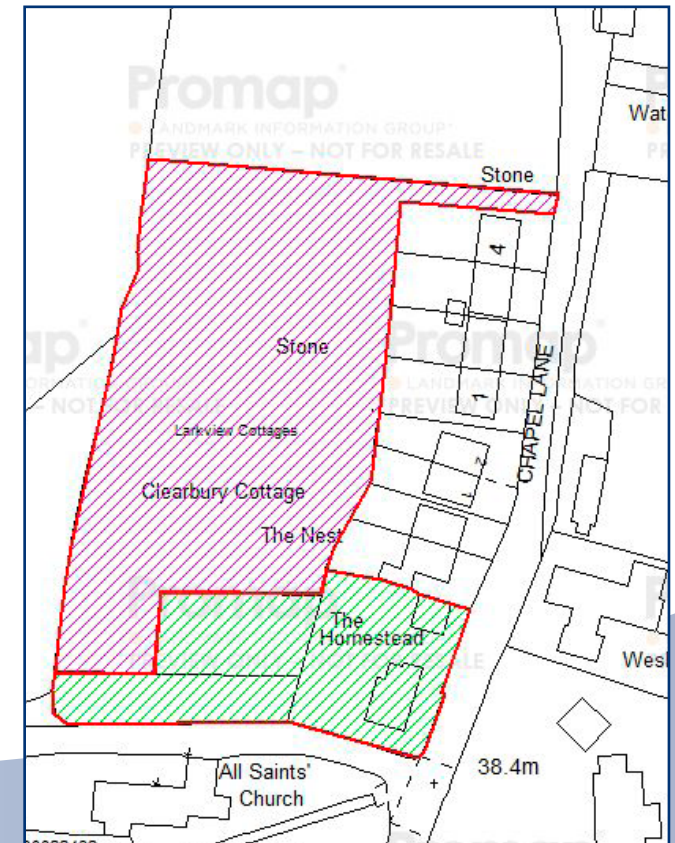
TO VIEW

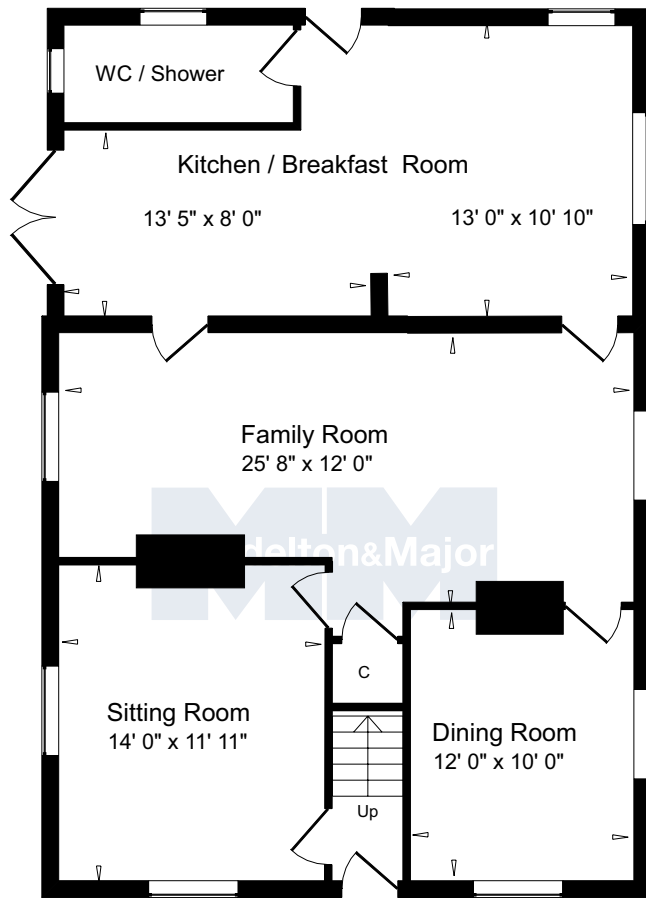
By appointment only please through Myddelton & Major, 49 High Street, Salisbury, SP1 2PD. Tel 01722 337575

MONEY LAUNDERING REGULATIONS 2017

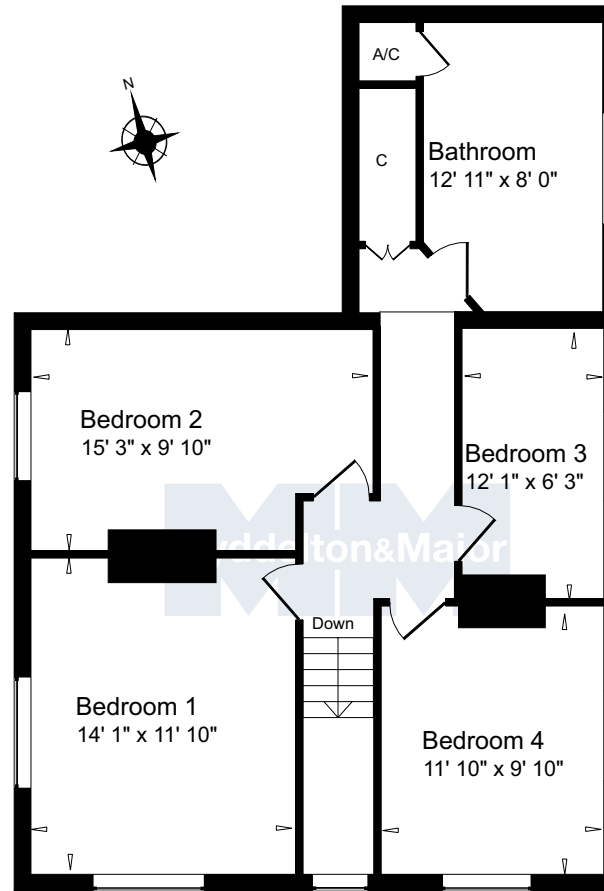
Please note, purchasers will be required to provide identity information, so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Our Reference: 18946.190403





Ground Floor

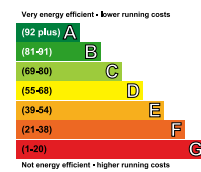


First Floor

Approximate Gross Internal Floor Area 1,750 Sq. Ft./ 163 Sq. M
 Measurements quoted are to IPMS: Residential 2



Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



49 High Street Salisbury Wiltshire SP1 2PD
01722 337575
www.myddeltonmajor.co.uk

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that: - i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

