

Myddelton&Major

40 Shaftesbury Road

WILTON



Myddelton & Major
FOR SALE
01723 337575



40 Shaftesbury Road, Wilton
Wiltshire, SP2 0DR

- No Onward Chain
- Semi-Detached Period House
- Three Reception Room
- Well-Appointed Kitchen
- Four Double Bedrooms
- Fifth Bedroom / Study
- Two Bathrooms
- Integral Garage
- Pretty Rear Garden
- Convenient Town-Edge Location

The Property

40 Shaftesbury Road is a well-proportioned semi-detached period house, with 1,623 ft² of accommodation extending over three storeys. This fantastic family home has been in the same ownership for 30 years, and is available to purchase with no onward chain.

The home is accessed via a small porch, opening into a well-arranged entrance hall. All of the reception rooms are located on the ground floor, in addition to the kitchen and study/fifth bedroom. The sitting room is located at the front of the property, with a south-facing window allowing in ample natural light and an attractive period fireplace. Adjacent is the dining room, with fitted bookshelves surrounding the chimney breast and access through to the kitchen. The kitchen is well-appointed, fitted with an eye level oven, microwave, gas hob and freestanding American style fridge/freezer. Beyond the kitchen is a further reception room, historically utilised as the family room, with French doors leading out to the garden. Completing the ground floor is the study, which is also ideal for use as a fifth bedroom, if required.

There are four spacious double bedrooms arranged over the first and second floor, with two featuring fitted storage. The primary bedroom is located on the first floor and has an en-suite shower room. The family bathroom completes the accommodation and is also located on the first floor.

A wonderful chain free four/five bedroom semi-detached period house, with off road parking and a garden.

Tenure: Freehold

Size: 1,623 ft²

EPC Rating: D (58)

Council Tax Band: D



4/5



3



2



2

Wilton Market Square 0.5 Miles • Salisbury City Centre 3.5 Miles • A303 Access 7.5 Miles



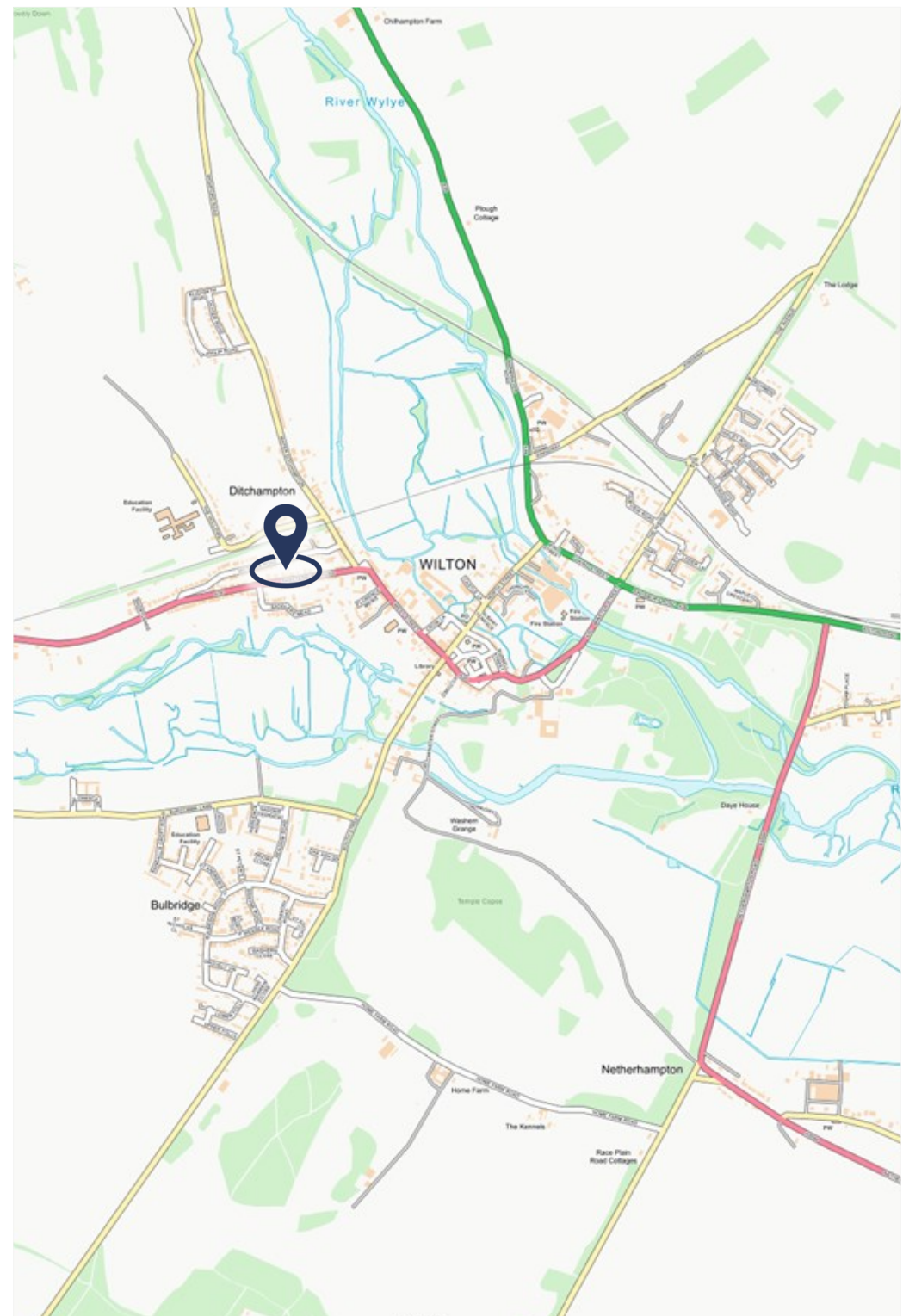
Outside

At the front of the property there is off road parking for at least one vehicle, and access to the properties integral garage. At the rear is the attractive garden, which is arranged over two levels, accessible via the garage or family room. The lower garden is predominantly gravel with a small raised area of lawn, providing ample room for a barbeque or other larger outdoor furnishings. The upper level of the garden is a good-sized lawn with a shed at the far end.

Location

Shaftesbury Road is situated in the bustling historic market town of Wilton, which lies approximately 4 miles west of the cathedral city of Salisbury. Wilton itself has good day to day amenities including a bakery, two convenience stores, a doctors, hardware store, post office, library, cafes, pubs and restaurants, as well a weekly market held in 'The Square'.

There is a regular bus service to the nearby City of Salisbury, which has an excellent further range of facilities – shopping, leisure, educational and cultural, with a number of primary and secondary schools in both the private and state sector. Salisbury also boasts a well-regarded Playhouse, a huge variety of seasonal events, and twice weekly charter market. Salisbury has excellent road links to London, Southampton and Bournemouth, and provides direct trains to London Waterloo from Salisbury mainline railway station.







Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

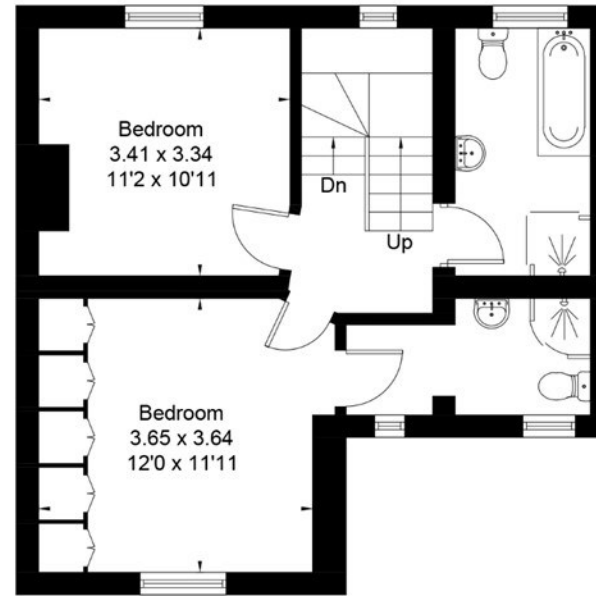
Approximate Area = 150.8 sq m / 1623 sq ft
 Garage = 17.4 sq m / 187 sq ft
 Total = 168.2 sq m / 1810 sq ft
 Including Limited Use Area (1.5 sq m / 16 sq ft)



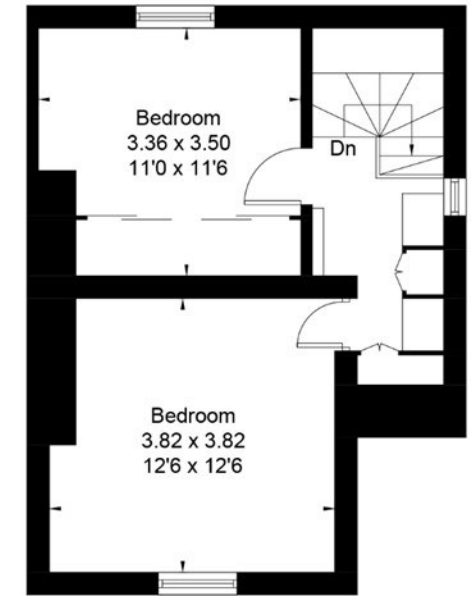
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 318428

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First Floor



Second Floor



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Myddelton & Major



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and everything in between