

SMUGGLERS TOP, EASTON COMMON HILL, WINTERSLOW, SALISBURY, SP5 1QD



We are proud to present

SMUGGLERS TOP

EASTON COMMON HILL, WINTERSLOW, SALISBURY, SP5 1QD

A modern three-bedroom house with a lovely garden and swimming pool, located on a peaceful no-through track

- ****NO ONWARD CHAIN****
- Well laid out family home of 1,780 sq ft
- Lovely reception room overlooking garden
 - Kitchen with dining area
 - Study
- Three bedrooms (one ensuite) and family bathroom
 - Attached double garage & workshop
 - Grounds of 0.45 acre in total





THE PROPERTY

Built in 1991 of traditional brick construction under a tiled roof, Smugglers Top provides a really good family house across one floor, with versatile living and accommodation. The house extends to 1,780 sq ft, with an adjoining detached garage of 533 sq ft in addition.

The entrance hall provides a light welcome, with the main living accommodation to the right and the bedroom accommodation currently arranged to the left. A study has a lovely bay window and provides a quiet spot for work. The former owner was a writer and found it an inspiring space! The living room is 28' long and dual aspect, with two sets of sliding doors opening out to the south-facing terrace. Whilst 'beamed' the ceiling heights are good; it also has a superb brick-fronted fireplace with log-burner. A door leads into the dining area of the kitchen.

Whilst dated, the kitchen presents extremely well, with traditional timber units under a tiled worktop. There is a gas hob with separate integrated oven. A half-glazed door leads on to the utility/boot room, with door to the garden and WC just off.

The hall has fitted cupboards along one side for coats, and houses the Worcester LPG boiler. There are three bedrooms in total. The main bedroom faces south, with sliding doors out to the garden, an adjoining dressing room and ensuite shower room. Two further double bedrooms share the family bathroom.

OUTSIDE

The house sits back from the lane, with ample parking to the front. The double garage adjoins the house with a side door adjacent to the rear boot room door of the house. There is an internal secure storage area. A stone balustrade borders a south-facing terrace, with swimming pool and timber-framed pergola over. The garden extends to about 0.45 acres in total, with the lawn sloping gently away from the house towards an orchard, summer house and fruit trees.





LOCATION & AMENITIES

Smugglers Top lies down Easton Common Hill, an unadopted hardcore track, providing access to a number of residential properties along the track. The conjoining villages of East, Middle and West Winterslow, collectively, offer a fantastic range of local amenities within close proximity including a village shop, post office, doctors' surgery, pub, a modern village hall, a deli kitchen and two large recreation grounds. There is also a wonderful pre-school group and a local primary school.

The village amenities allow residents to enjoy the convenience of having everyday essentials nearby, while also providing easy access to the surrounding countryside. For those who enjoy the outdoors, scenic country walks through Bentley Wood and along The Clarendon Way offer the perfect opportunity to explore the beautiful local landscape.

The Winterslows are located approximately seven miles northeast of the Cathedral city of Salisbury which has excellent leisure and recreational facilities including two cinemas, a leisure centre, arts centre and theatre. The city also offers a thriving shopping centre and twice-weekly traditional market with a mainline train station offering regular services to Bath, Southampton, the West Country and London Waterloo (from approximately 1hr 30mins).

There are excellent primary and secondary schools, for both state and private education, located in Salisbury, Stockbridge and Winchester. See here for more information: <https://findmyschool.uk/schools/salisbury>



ADDITIONAL INFORMATION

Postcode : SP5 1QD

What3Words : ///rectangular.flickers.
boarding

Tenure : Freehold

Services : Mains electricity, drainage and water. LPG-fired central heating with a wood burner in the living room. Fibre broadband to the property (but not active at present).

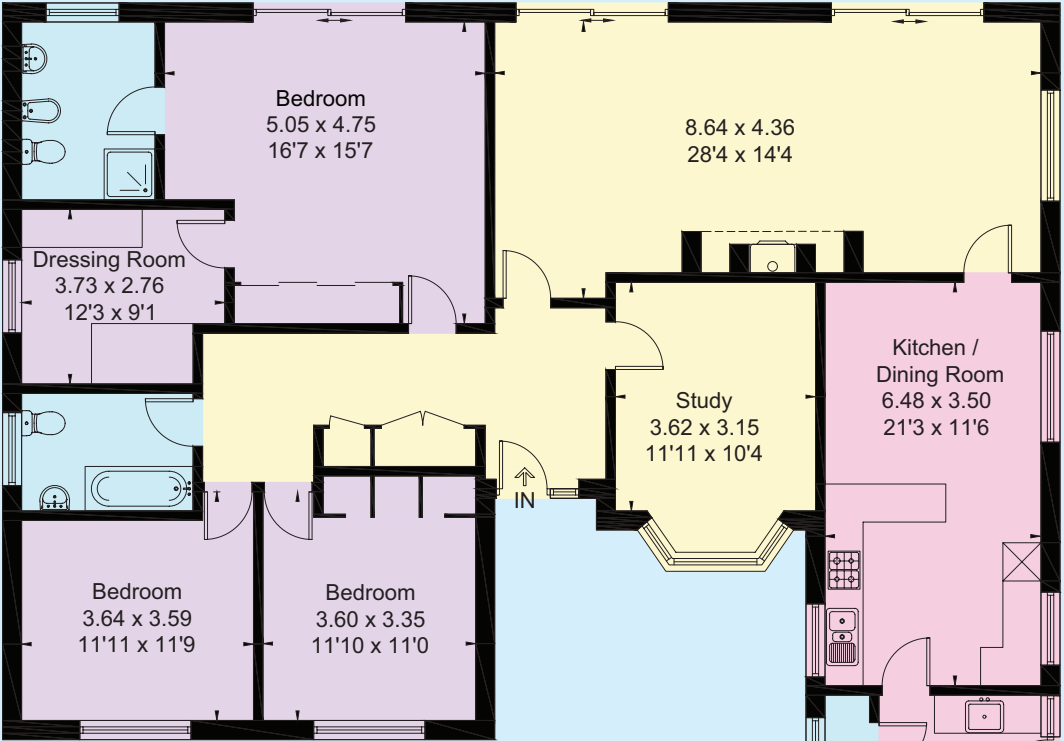
Local Authority : Wiltshire Council

Council Tax: Band G

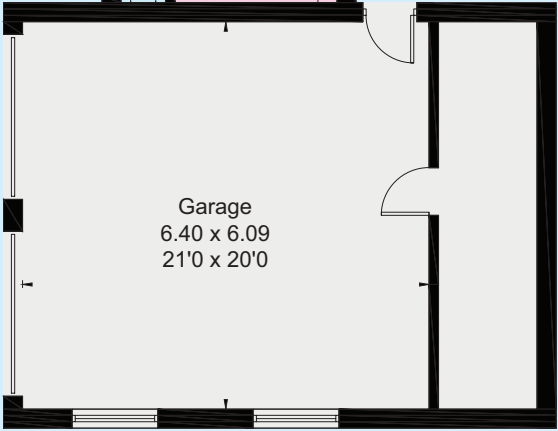
Fixtures and Fittings : Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

Viewings : Only by prior arrangement with sole selling agents Myddelton & Major.

Approximate Floor Area = 165.4 sq m / 1780 sq ft
Garage = 49.5 sq m / 533 sq ft
Total = 214.9 sq m / 2313 sq ft



Ground Floor





Contact

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