



23 Pilgrims Mead, Bishopdown Farm, Salisbury, Wiltshire

Jordan &
Mason

23 Pilgrims Mead, Bishopdown Farm, Salisbury, Wiltshire, SP1 3GX

A pleasantly situated and well arranged four-bedroom detached family house benefiting from an extensive open plan kitchen/dining room which extends to an inviting conservatory extension.



ACCOMMODATION & FEATURES

- An impressive four-bedroom detached family house
- Sitting room with bay window and fireplace
- Well fitted kitchen/ dining room
- Separate utility room
- Spacious entrance
- Downstairs W.C.
- Conservatory
- Storeroom (found to front of garage with rear converted to study)
- Study
- Sought-after modern development
- Four generous bedrooms
- Luxury fitted ensuite shower room



THE PROPERTY

The property comprises a quality four-bedroom detached family house which is located within the corner of this established cul-de-sac setting.

The accommodation includes a recently completed and high-quality family kitchen/dining room which extends onto a conservatory extension.

Towards the front of the property there is a pleasant bay fronted sitting room with fireplace, an entrance hallway and downstairs W.C. The single garage is converted to a store and office.

The first floor has four well proportioned bedrooms with the principal bedroom benefiting from an ensuite shower room. The property has ample parking and is near to all local amenities.



OUTSIDE

Externally the gardens have been well landscaped and to the front driveway provides ample off-road parking.

The rear garden is predominantly laid to lawn with a large terrace which will be well suited to alfresco dining. Fence borders and an established hedgerow give a good sense of privacy and access is available on the northern side.



LOCATION

The property is located on the popular Bishopdown farm development and nestles neatly into the corner of a small and established cul-de-sac.

The development has a thriving sense of community with a excellent primary and junior schools <http://www.greentrees-school.com/> in addition to this there is a cricket pavilion which is also used as a community centre, general convenience store, tree-lined central playing fields, nature walk, public transport giving access to Salisbury city centre, nearby gymnasium and Marks and Spencer filling station and lastly a family orientated public house and hotel facility.



SERVICES

Mains Water, drainage, electricity, and gas are connected.

All services have not been checked or verified and any intending purchaser must complete their own checks prior to submitting an offer.

FIXTURES AND FITTINGS

Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

VIEWINGS

By appointment only with Jordan & Mason
Salisbury Office 01722 441 999

TENURE

Freehold





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

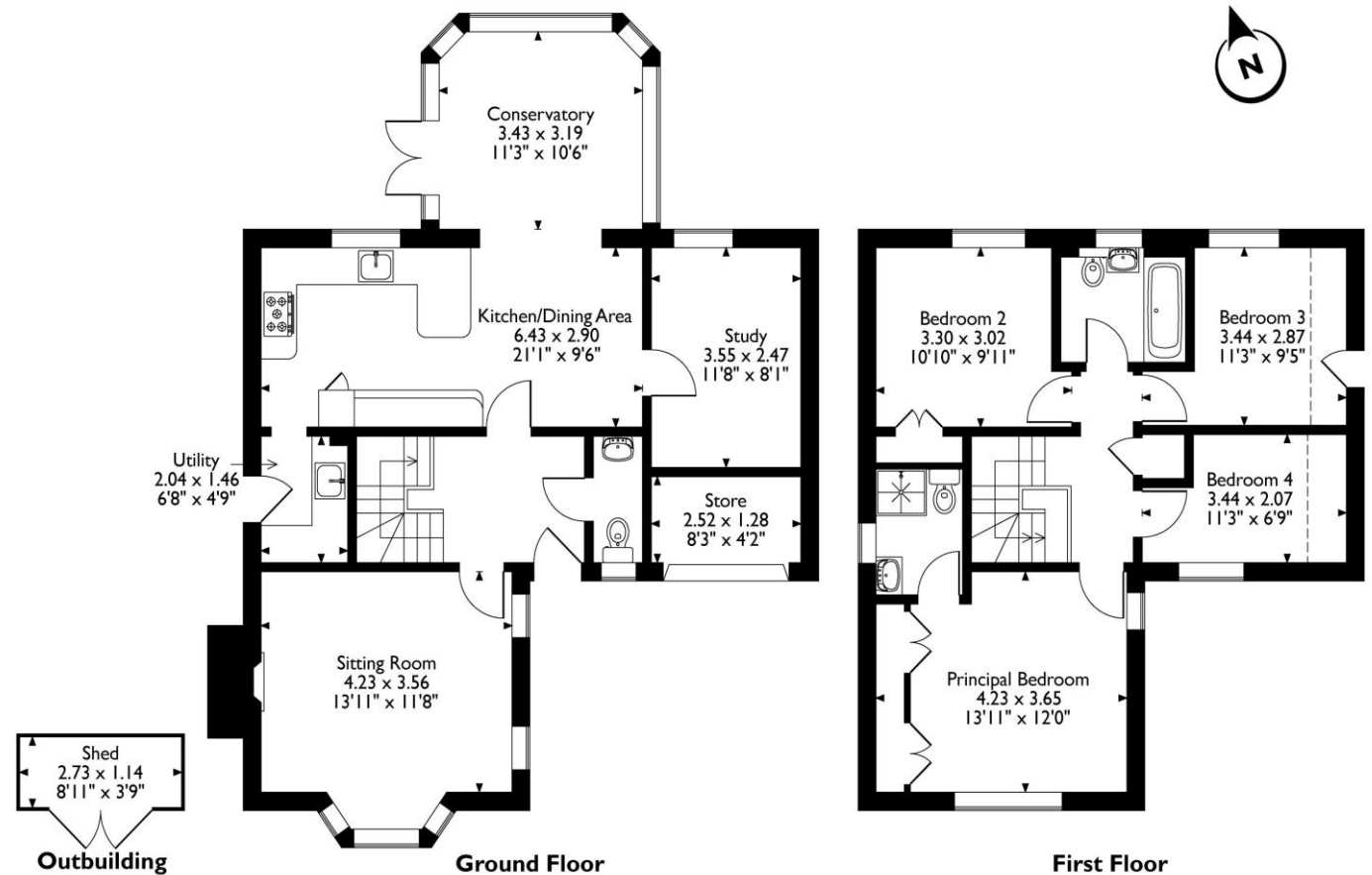
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23 Pilgrim's Mead, Bishopdown, Salisbury, Wiltshire
 Approximate Gross Internal Area
 Main House = 131 Sq M/1410 Sq Ft
 Outbuilding = 3 Sq M/32 Sq Ft
 Total = 134 Sq M/1442 Sq Ft

DIRECTIONS

Leave Salisbury along the A30 London Road and continue in a northerly direction. Having passed the Marks and Spencer petrol station turn left at the roundabout. Follow this road as it meanders into the development and after a short distance (shortly after the speech chicane) turn right into Pilgrims Mead. The property can then be found upon the left-hand side in the far corner.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Salisbury

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Multi-award-winning Salisbury estate,
 land, managing and letting agents



Jordan & Mason