



Chalk Hill House, Chalk Hill, Shrewton, Salisbury

Jordan &
Mason

Chalk Hill House, Chalk Hill, Shrewton, Salisbury, Wiltshire, SP3 4EU

An individual and pleasantly situated four double bedroom detached house which has been completed using traditional building methods by a reputable and high quality family owned business. **** OPEN DAY COMING SOON - RESERVE YOUR PLACE TODAY **** (part exchange considered)



DISTANCES (ALL BEING APPROXIMATE)

SALISBURY 14 MILES (MAIN LINE STATION TO LONDON WATERLOO APPROX 80 MINS)

DEVIZES 15 MILES

STONEHENGE 2 MILES

A303 1 MILE

ACCOMMODATION & FEATURES

- Substantial four bedroom detached house
- New home guarantee
- Well-designed Open plan kitchen with integrated appliances
- Separate dining area
- Sitting room and separate snug
- Downstairs W.C./utility room
- Ensuite facilities to principle and guest bedrooms
- Underfloor and Central heating, solar panels
- Sought-after village location
- Part exchange options



The Property

Jordan and Mason are delighted to bring to the market this superbly appointed and pleasantly situated four double bedroom detached house which has been constructed by a local family builder to a high specification. No expense has been spared in the creation of this family home which has been designed to provide a turnkey solution for the new owners. Quality fixtures and fittings can be found throughout the property which include :- well-designed contemporary kitchen with large open plan breakfast bar, a range of integrated appliances, wine rack, base and wall cupboards and a large bank of cupboards giving ample storage. With an open plan arrangement to a dining area that extends further into a sitting area this property is well suited to those requiring contemporary open plan living. A second reception room gives added flexibility and privacy which could be used as a family room, TV room or additional study. From the entrance porch and entrance hallway there is a turned staircase and a downstairs WC/utility room. Careful consideration of the layout has been given upstairs and you will find four double bedrooms, two of which have ensuite facilities and there is a generous main bathroom. Our clients have been careful in their consideration in adding day-to-day practicality and these features include large parking and turning area, outside tap and lighting, oil central heating with watchman oil gauge inside the property. The property benefits from double glazing and purchasers will have the peace of mind of a 10 year new home guarantee. That aside, our clients are proud of their build and want the new owners to enjoy its many features and careful consideration to the design concept. Viewing is recommended. Agent note: As selling agents we are appointed to sell many new homes on large developments and while they certainly have their place, this property is altogether in a different league. Constructed using traditional brick and block this home is some distance from the average timber frame new home yet it enjoys all of the modern conveniences. The patio at the rear is not a six-foot afterthought but a generous terrace that will accommodate family dining. Quality floor coverings and internal fixtures and fittings have been added to complete the picture and make this an ideal family home that is ready to move to.



Kitchen/ Dining Room 18' 1" x 15' 7" (5.50m x 4.75m)

Open plan room with dual aspect windows to front and side. Contemporary fitted kitchen to include a range of integrated appliances. Square cut worktops with glazed clear glass splashbacks to the hob. Chrome tap with 1.5 bowl with single drainer sink. PVCU double glazed windows to front and side. Underfloor heating. Ample space for dining. Karndean flooring. Under stairs recess suitable for study.

Downstairs W.C/ Utility room 8' 11" x 5' 7" (2.71m x 1.69m)

A low level flush WC with concealed cistern. Pedestal hand washbasin with tiled splashback. Obscured double glazed window.

Sitting Room 17' 9" x 12' 7" (5.40m x 3.83m)

PVCU double glazed windows with adjacent side panels give an aspect over the rear garden. Various power points. TV aerial point. Under floor heating. Newly fitted carpets.

First Floor Landing

Hatch with loft ladder leads to attic. Over stairs airing cupboard. Oak four-panelled doors lead to;

Bedroom One 12' 7" x 11' 10" (3.83m x 3.61m)

PVCU double glazed window provides a pleasant aspect to rear. Double panelled radiator.

En-suite

A three-piece suite of integrated shower with glazed shower screen, hand-held and monsoon shower heads. Inset spot lighting. Recessed shelving. Obscure double glazed window. Low level flush WC. Pedestal hand wash basin with tiled splashback. Chrome centrally heated towel rail.

Bedroom Two 12' 11" x 12' 7" (3.94m x 3.83m)

PVCU double glazed window to front. Double panelled radiator. TV aerial point. Various power points, one with USB power connectivity.

Bedroom Three 13' 8" x 9' 8" (4.16m x 2.95m)

PVCU double glazed window provides a pleasant aspect to front. Double radiator. TV aerial point. Various



double power points, one of which has USB connectivity.

Family Bathroom 7' 5" x 5' 3" (2.26m x 1.59m)

A three-piece suite of side-panelled bath, glazed shower screen, hand-held shower and monsoon shower head. Obscure double glazed window. Low level flush WC. Pedestal hand wash basin with tiled splashback. Chrome centrally heated towel rail. Recessed walk-in airing cupboard housing a hot water cylinder.

Outside

Externally there is a broad garden frontage providing ample off-road parking for numerous vehicles. A brick paving entry threshold and newly planted hedgerow punctuates the front boundary. A side gate gives access to the rear garden which has a generous paved terrace which abuts a newly planted lawn. The garden is enclosed by fencing and the far right-hand corner is the oil storage tank.



SERVICES

Mains Water, drainage, electricity, and oil 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.

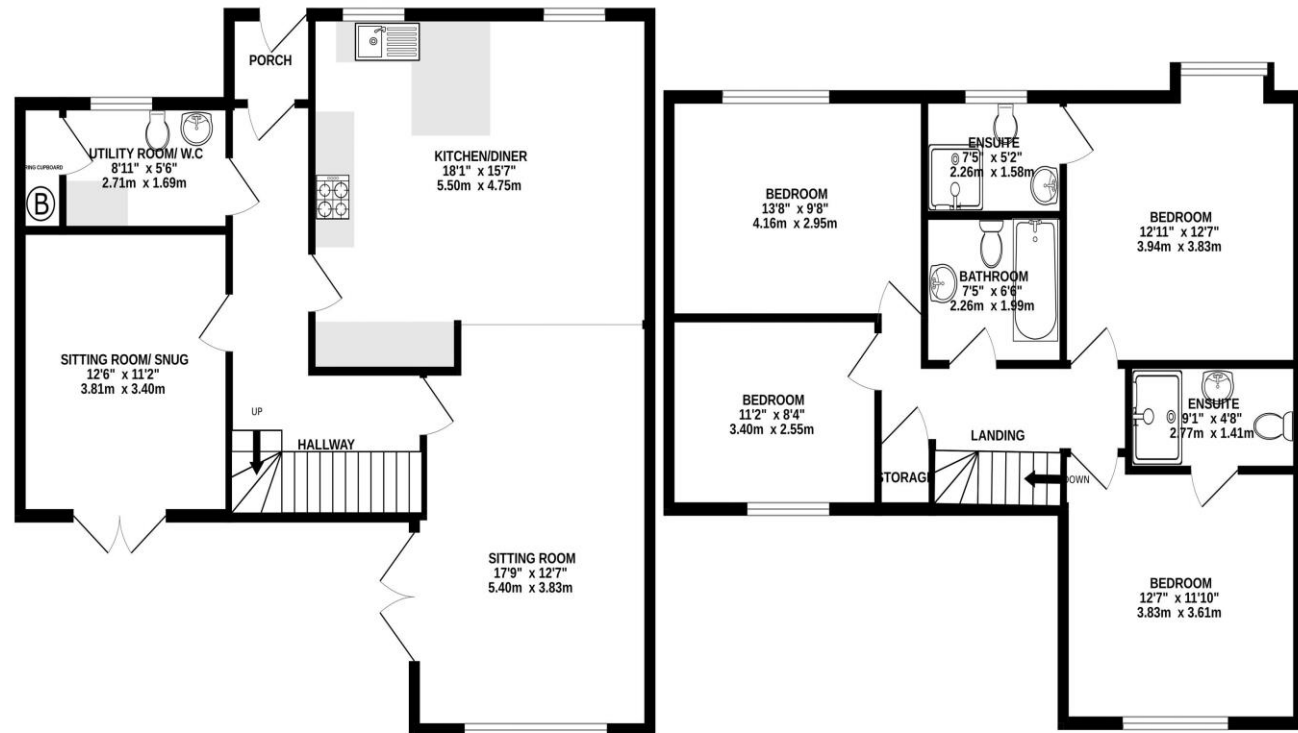
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SP3 4EU

GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.

1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.

DIRECTIONS

If leaving Salisbury, continue along the A360 Devizes Road and continue in a northerly direction out of the City. Continue for some 7 miles and at the roundabout of the A303 continue straight over in the direction of Stonehenge. Follow this road to a second roundabout taking the first exit left as signposted to Shrewton. Continue into the Village and at the crest of the first Hill (a crossroads) left into Chalk Hill. Continue to the bottom of the road and the property can be found upon the left side.



TOTAL FLOOR AREA : 1542 sq.ft. (143.3 sq.m.) approx.

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Salisbury

01722 441 999

4 St Thomas' Square, Salisbury, Wiltshire SP1 1BA

info@jordanshomes.co.uk

Multi-award-winning Salisbury estate,
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Mason