

'SALIX', 10 SALTERS ACRES, WINCHESTER, SO22 5JW

Guide Price £625,000



Detached two bedroom house finished to a superb standard throughout forming part of this small new development.

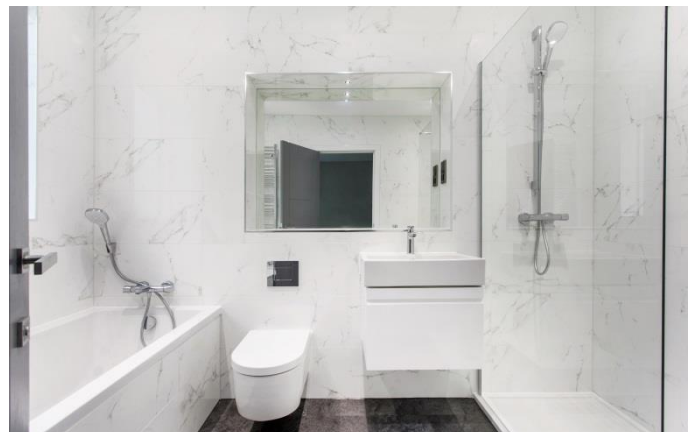
- Entrance Hall & Downstairs Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Master Bedroom with En-Suite
- Guest Bedroom with En-Suite
- Landscaped Rear Garden with Side Access
- Allocated Off Road Parking

The Property:

The smallest property on this development and the only one with two bedrooms, it still boasts accommodation exceeding 1100 sq ft and enjoys luxurious and low maintenance accommodation with a beautiful landscaped garden and allocated off road parking. Internally specification is high with luxury German kitchen, Jetmaster wood burning stove, Porcelanosa tiles and high quality Velfac window systems. Completed in July 2017 these properties perform to high standards of efficiency using low energy LED lighting throughout, underfloor heating to the ground floor and photovoltaic roof panels. To the rear the property enjoys a private landscaped garden with a large patio area, Lazy Lawn astro turf and an arrangement of well stocked shrub borders. The garden also enjoys hand painted Summer Houses, outside power source and lighting.

The Location:

Situated to the north-west of the city centre is a small cul-de-sac of 11 houses of which three complete this niche development. Nearby you have a local Waitrose store, The Friarsgate Practice, Chemist and associated amenities. Whilst just to the west, a mere few hundred yards away lies fantastic open countryside and walks via Lanham Lane to Crabwood and Farley Mount. The properties are well served by local schooling; Weeke Primary School, Westgate Secondary Schools, Henry Beaufort Secondary School and Peter Symonds College are all close by. The property also enjoys superb access to excellent nearby road links, A34 (north) and M3 (south-west and London).



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Agent's Note:

The communal driveways and planted borders are the joint concern of the three new properties. An anticipated amount of £150 will be paid annually into the Salters Acres Residents Association Fund accordingly.

Directions:

Leave the city via the Stockbridge Road, heading straight over the roundabout with Bereweek Road. At the next roundabout bear right (staying on Stockbridge Road). Pass Waitrose on your right hand side and after a short distance Salters Acres will be found on your left hand side identified by our 'For Sale' boards.

Viewing:

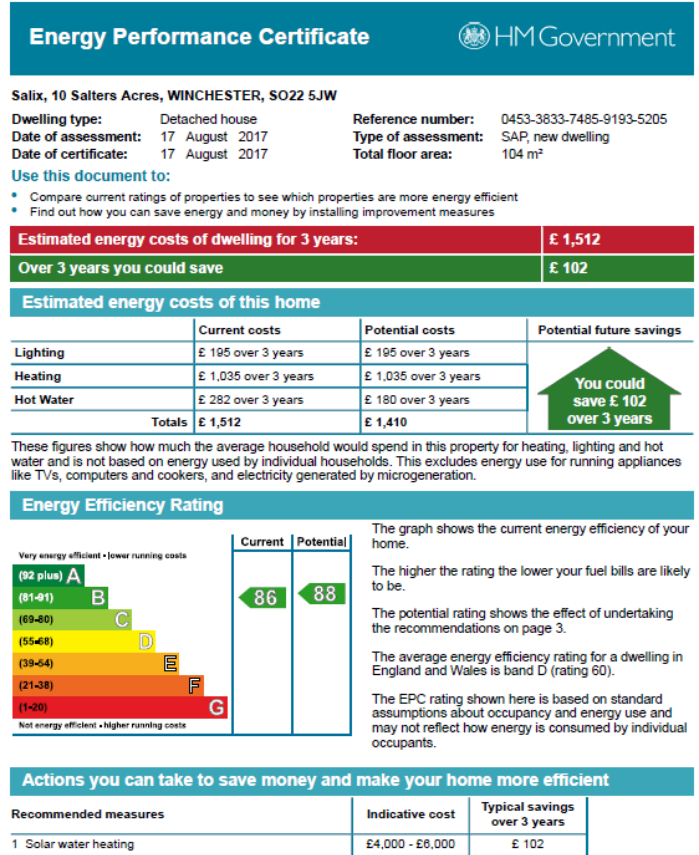
Strictly by appointment through Belgarum Estate Agents (01962 844460).

Services:

Mains water, electricity and gas services are connected. Drainage by way of private treatment plant shared with the other two houses and the pre-existing Number 8 Salters Acres.

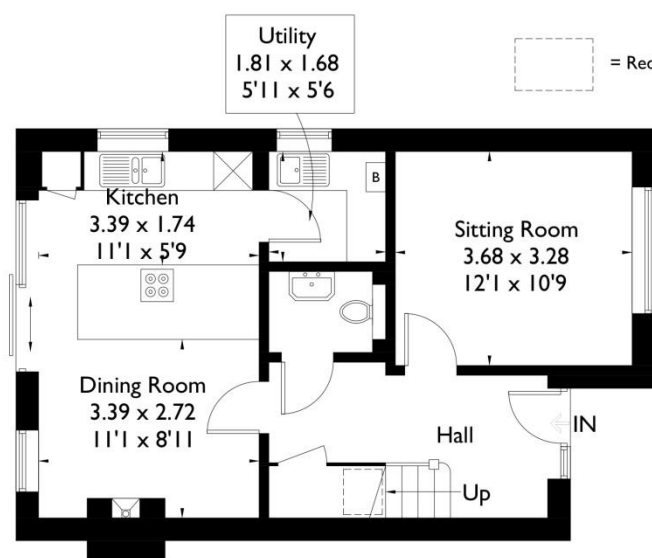
Council Tax:

Band F (rate for 2017/18 £2,257.09pa).

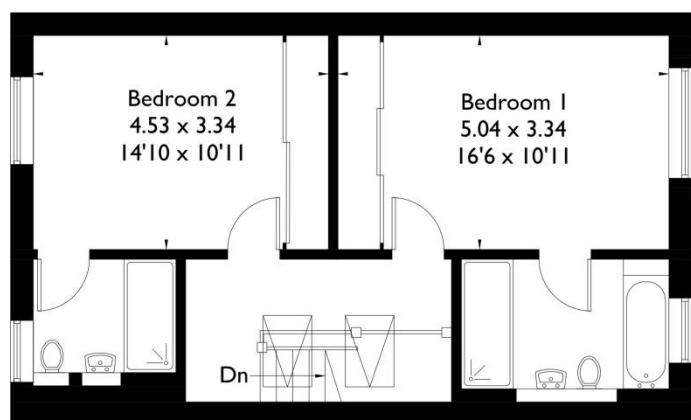


Salters Acres, Winchester, SO22

Approximate Gross Internal Area = 104.8 sq m / 1128 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 187763

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

