



Substantial detached family home; the flagship property on this small development of only three detached houses, boasting accommodation in excess of 2600 sq ft.

‘Willow’, 10 Salters Acres, Winchester, SO22 5JW **Guide Price: £1,250,000**







- Large Entrance Hall
- Downstairs Cloakroom & Cloaks Cupboard
- Magnificent Kitchen/Dining Room
- Sitting Room
- Family Room
- Vaulted Master Bedroom with Luxury En-Suite & Dressing Room
- Guest Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms
- Family Bathroom
- Gardens
- Double Garage
- 10 Year NHBC Guarantee

## The Property:

Striking by design and stunning in its finish quality, this magnificent detached house enjoys tremendous family accommodation neatly arranged over two floors. The design promotes a wealth of natural light thanks to extensive use of bespoke anodised Velfac casement windows, including large triangular units in the vaulted sections of the master bedroom and family room. Additionally the majority of walls to the sitting room and family room are glazed ensuring the maximum amount of light whilst maintaining a degree of privacy. Outside the property cuts an imposing figure; with exposed TBS 'Mystique' brick, the top half dressed in Western red cedar and all subtly lit with the use of down lighters and LED spots. Internally the property is immediately captivating; upon opening the front door you are greeted by a large entrance hall vaulted across three stories of the house with windows to the rear on each level and the space commanded by a large oak staircase with glazed panelling and oak balustrade. Undoubtedly the hub of the house off which all reception space is accessed is the impressive kitchen/dining room. Fitted with an extensive range Leicht German kitchen units with solid quartz work surfaces over. Miele appliances extending to fridge, freezer, dishwasher, double oven, warming drawer and Caple wine fridge. Access to the sitting room from the kitchen is set around a central chimney with two directional Dik Geurts wood burning stove. Whilst the family room to the north is also accessed via a square cut arch. All reception spaces enjoy access to the gardens, both front and rear. To the ground floor there is also a generous utility room and beautifully appointed downstairs cloakroom. The first floor again enjoys the large vaulted open landing and is cleverly arranged to provide comfortable luxury accommodation comprising of four double bedrooms, two of which are served by beautiful en suite shower rooms, each with Grohe fittings and Porcelanosa tiles. Outside landscaped gardens surround the property on three sides with secure wrought iron gates and fencing to the front. The front garden is largely lawned, enclosed by well stocked shrub borders which will grow and mature in the coming years. Black natural lime stone patios lie to the side and rear of the property. The rear garden is smaller enclosed space with access gained from the sitting room and entrance hall. The property conforms to high code 4 eco standards, fitted with photovoltaic roof panels to the southern-face of the roof generating electricity which is fed back into the National Grid.

## 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).



## 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:

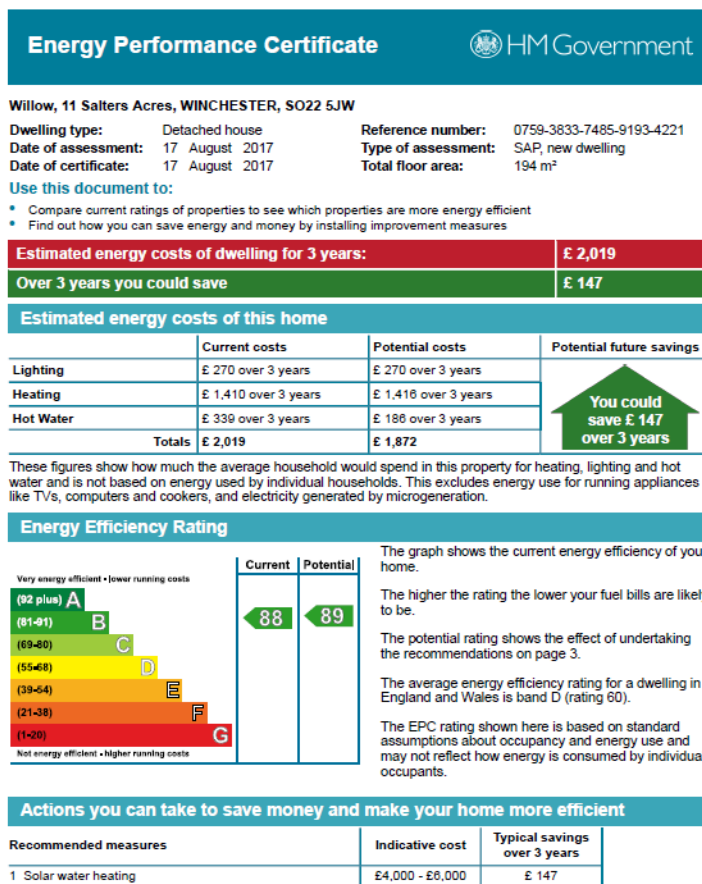
Strictly by appointment through Belgarum Estate Agents (01962 844460).

## 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 G (rate for 2017/18 £2,604.33pa).



IMPORTANT NOTICE: Consumer Protection from Unfair Trading Regulations 2008.

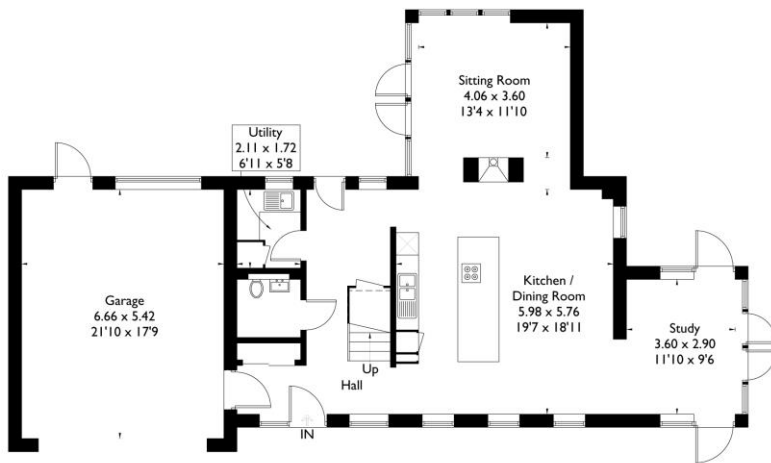
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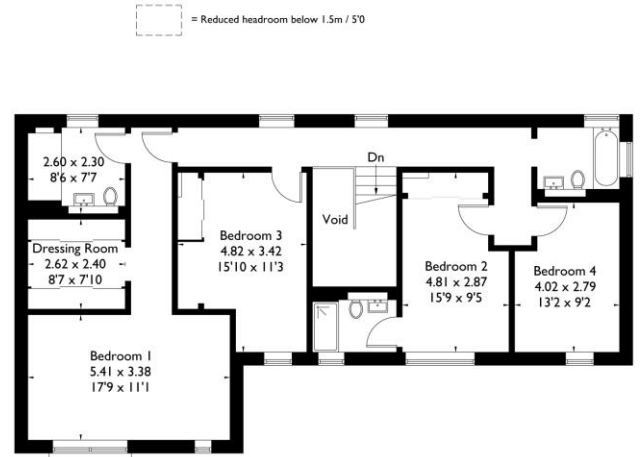
T: 0207 409 8425

# Salters Acres, Winchester, SO22

Approximate Gross Internal Area = 232.7 sq m / 2505 sq ft  
(Including Garage / Excluding Void)



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 187764

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.

