



EVANS & PARTRIDGE

CAESAREA, MILL LANE
EAST WINTERSLOW, SALISBURY











CAESAREA, MILL LANE, EAST WINTERSLOW, SALISBURY, WILTSHIRE, SP5 1PX

A BRAND NEW DETACHED FAMILY HOUSE WITH STYLISH AND EXTREMELY SPACIOUS ACCOMMODATION, INCLUDING A LARGE INTEGRAL GARAGE, EXTENDING TO NEARLY 2,700 SQ FT ENJOYING A PEACEFUL ELEVATED POSITION ON THE EDGE OF VILLAGE WITH OUTSTANDING FAR REACHING VIEWS.

**BRAND NEW HIGH QUALITY HOUSE WITH LIGHT AND AIRY ACCOMMODATION
DOUBLE HEIGHT RECEPTION HALL WITH CLOAKROOM
LIVING ROOM WITH LOG BURNER AND SEPARATE STUDY
SPACIOUS OPEN PLAN KITCHEN WITH ADJOINING DINING AND LIVING AREAS
FOUR DOUBLE BEDROOMS, TWO EN SUITE AND FAMILY BATHROOM
AMPLE PARKING AND SPACIOUS INTEGRAL GARAGE
COMMANDING RURAL VIEWS AND QUIET POSITION**

GUIDE PRICE: £1,150,000 Freehold

DESCRIPTION

A brand new individual detached family house built to a high quality with excellent finishes. The spacious and versatile accommodation is light and airy comprising: central reception hall with double height ceiling, cloaks cupboard and cloakroom, sitting room with log burning stove and door to the main garden, separate study and an exceptional open plan kitchen/breakfast room with adjoining living/dining area ideal for family life and entertaining. There is also a well appointed utility/boot room that links through to the large garage. The first floor provides four double bedrooms with en suite and a family bathroom. The second en suite bedroom has an expansive window/Juliet balcony with exquisite views. Outside a large gated driveway provides extensive parking with surrounding well enclosed garden bordering fields also with views. The property has the benefit of a 10 year structural defects warranty, air source central heating with underfloor heating to the entire ground floor and electric underfloor heating to all bathrooms. Agent's Note: CGI has been used to superimpose furniture and carpets in some of the principal rooms as an example.

LOCATION

The property is situated on the very edge of East Winterslow with easy access to extensive country walks/cycles. The Winterslows provide a range of amenities including a post office, shops, public house, doctors surgery/pharmacy, highly regarded primary school and public tennis court. Salisbury (8 miles) offers a comprehensive range of shopping and leisure facilities, as well as excellent schooling (both state and private) including boys and girls grammar schools, and a mainline railway station providing services to Waterloo. There is a further mainline railway station at Grateley (9 miles) with trains to Waterloo in 75 minutes. Also access to London and the West Country via the A343/A303.

ACCOMMODATION

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| Porch | Long covered entrance porch, oak frame on brick plinths. LED downlighters. Sandstone paved approach to UPVC/glazed door with full height glazed panel to one side leading into: |
| Reception Hall | A spacious central reception with open high double ceiling and turning staircase rising to a galleried landing with glass balustrades beneath an oak rail. Double height contemporary pendant or space for chandelier. LED downlighters. Limed oak effect flooring. Far reaching view to front aspect. Double doors with inset glazed panels to sitting room. Further similar door into open plan kitchen/breakfast room with adjoining dining and living areas. Solid panel doors to study, cloakroom and deep cloaks cupboard. |

Cloakroom	White suite. Wash hand basin on wash stand with double cupboard beneath, mixer tap and tiled splashback. Low level WC with concealed cistern. Obscure glazed window. Pendant light point. Limed oak effect flooring. Extractor fan.
Sitting Room	Open fireplace housing rolled steel log burning stove on raised slate hearth. Wide folding glazed doors opening onto the rear patio and overlooking the main garden and field beyond. LED downlighters.
Study	Large window to front aspect with far reaching country views. Limed oak effect flooring. LED downlighters.
Main Living Area	An open plan kitchen/breakfast room with adjoining dining and living areas in a large triple aspect section of property opening to the garden and with far reaching views.
Kitchen/Breakfast Room	Stainless steel 1½ bowl sink unit with Quooker instant boiling water, mixer tap and polished quartz drainer. Extensive polished quartz work surfaces with similar upstand and chopping block. Fitted kitchen by Ewe providing a range of handleless soft close high and low level cupboards and drawers incorporating deep pan drawers and corner Le Mans pull out carousels. Integrated Neff hide and slide oven with grill. Neff combination oven above. Integrated larder fridge and freezer. Integrated dishwasher. Neff five zone induction hob (and contemporary flush extractor fan and light above) set into wide peninsular unit with breakfast bar to one side and pendant light points over. LED downlighters. Limed oak effect flooring. Picture window to side aspect with glorious far reaching views. Further window to front aspect. Opening to side of peninsular into:
Living/Dining Area	A large space ideal for entertaining. Window to side aspect with far reaching views. Two sets of folding aluminium frame glazed doors opening onto the rear terrace and garden. Limed oak flooring throughout. LED downlighters. Panelled door into:
Utility/Boot Room	Long quartz work top with similar upstand. Inset stainless steel sink with mixer tap. Recess and plumbing for washing machine with recess to side for dryer. High and low level cupboards. Broom cupboards to one end. Limed oak effect flooring. LED downlighters. Natural light well. Door to extensive understairs storage cupboard also with limed oak effect flooring housing the manifold for underfloor heating. Further internal door into:
Double Garage	Wide, remote operated, up and over sectional door to front, Wall Box EV charging point. Window to rear aspect. Half glazed UPVC door to outside. To one corner there is a tall pressurised hot water cylinder with expansion tanks and a water softener. Meters and fuse boxes. Strip lighting.
<u>First Floor</u>	
Landing	Spacious and mostly galleried overlooking the stairwell and part of the reception hall with glass balustrades. Velux sky light to front aspect. Loft hatch. Natural light well. LED downlighters and spotlights. Deep walk in linen cupboard with natural light well. Panelled doors to:
Principal Bedroom	A large double bedroom with deep dormer picture window to rear aspect overlooking fields and countryside. LED downlighters throughout. Panelled door to:
En Suite Bathroom	Large and well appointed. White suite: double ended inset bath with fully tiled surround and raised tiled display sill, wide wash hand basin on wash stand with double cupboard beneath and mixer tap, tiled splashback with electric mirror above, low level WC with concealed cistern. Sliding glass door into fully tiled shower enclosure with overhead and handheld attachments. Marble effect flooring. Tall chrome towel radiator. Obscured glazed window. LED downlighters. Extractor fan and electric underfloor heating.
Bedroom Suite 2	A substantial double bedroom or potential living room. Twin sliding glazed doors on front gable provide dramatic and extensive views across farmland, countryside and woodland extending far into Hampshire. LED downlighters. Eaves storage and panelled door into:

En Suite Shower	White suite: wash hand basin on wash stand with drawer and double cupboard beneath and mixer tap, tiled splash back with electric mirror over. Low level WC with concealed cistern. Sliding glazed door into double shower enclosure, overhead and handheld shower attachments, vertical porcelain tiled splashback. Tall chrome towel radiator. Alcove with space for built in cupboard. Obscure glazed window. LED downlighters and extractor fan.
Bedroom 3	Double bedroom. Wide dormer picture window to rear aspect overlooking fields. LED downlighters.
Bedroom 4	Double bedroom. Window with far reaching views. LED downlighters.
Family Bathroom	Spacious and well appointed. Corner double ended bath with central tap and tiled splashback. Wash hand basin on floating wash stand, two drawers beneath and mixer tap over, long tiled sill with electric mirror above. Low level WC with concealed cistern. Corner glass/vertical metro tiled enclosure with overhead and handheld shower attachments. Marble effect flooring. Tall chrome towel radiator. LED downlighters. Extractor fan. Obscure glazed window.
Outside	Access off road with splayed approach. Five bar gate onto an extensive Cotswold stone gravelled driveway providing generous parking (including an area to the side of the garage). Enclosed by timber edging and sleepers retaining a lawned area and space for a flower border. Fencing to the boundaries, kept low along the front to maximise the wonderful views. Hornbeam hedge outside. Sleeper edged gravel path continues round the far side of the property with mixed native hedging along the boundary. The main rear garden comprises of a full width Sandstone terraced area ideal for barbeques and entertaining from where far reaching views are enjoyed. Veranda area, outside kitchen with downlighter and power points. Sleeper retained upper lawn area with central mature apple tree. Hedging to side and rear boundaries overlooking the field, with close boarded fencing to the far side boundary and gate returning to driveway.
Services	Mains water, mains drainage. Air source heat pump to underfloor heating on ground floor and radiators on first floor. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP5 1PX
Council Tax	To be confirmed.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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Approximate Floor Area = 248 sq m / 2669 sq ft
(Including Garage / Excluding Void)



Reduced head height below 1.5m



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69160