

**3 PARSONAGE GREEN, GUNVILLE ROAD  
WINTERSLOW, SALISBURY**



**EVANS & PARTRIDGE**













# 3 PARSONAGE GREEN, GUNVILLE ROAD, WINTERSLOW, SALISBURY, SP5 1PP

A CHARMING AND WELL PRESENTED PERIOD COTTAGE WITH TWO DOUBLE BEDROOMS AND A LARGE REAR GARDEN  
FEATURING AN EXCELLENT LARGE MODERN GARDEN STUDIO.

SET BACK FROM THE LANE  
LARGE GARDEN STUDIO  
TWO OFF ROAD PARKING SPACES  
GOOD VILLAGE AMENITIES  
EXTENSIVE COUNTRY WALKS

**OFFERS INVITED AROUND: £300,000 Freehold**

## DESCRIPTION

A period mid terrace cottage that has been modernised in recent years with beautifully presented accommodation. The ground floor has a sitting room with feature fireplace and glazed doors to the garden while the front of the cottage provides an open kitchen/dining area. Upstairs there are two double bedrooms and a bathroom. Set back from the lane and with the benefit of two off road parking spaces. The main large garden extends to the rear with an excellent and versatile fully insulated garden studio currently used as a home office, cinema and bar area.

## LOCATION

The property is situated in the village of Winterslow which provides 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. There is access to London and the West Country via the A343/A303.

## ACCOMMODATION

<b>Porch</b>	Rendered walls, slate roof, rubbed brick arch, slate paved flooring, overhead downlighter, oak effect UPVC half glazed, stable style door into:
<b>Kitchen/Dining Room</b>	Ceramic 1½ bowl sink unit with drainer and central mixer tap. Oak effect work surfaces with metro tiled splashback. A range of colour washed high and low level cupboards and drawers. Space for tall fridge/freezer. Under counter oven and grill, four ring ceramic hob above with stainless steel extractor fan and light over. Recess and plumbing for washing machine. Wide window to front aspect with exposed timber lintel above and fitted plantation shutters. Exposed ceiling beam. Spotlights. Space for central dining table. Stone effect flooring with recessed coir mat at threshold. Turning staircase with balustrade to one side rising to first floor. Double height ceiling over stairwell with long pendant light. Ledged and braced latch door into:
<b>Sitting Room</b>	Central focal feature, electric log burning effect stove on raised hearth with surround and oak display sill above. Space over for television. Glazed double doors open on to the rear gravel terrace with views up the garden. Wall light points. Latch door with deep cupboard extending under stairs.

## **First Floor**

### **Landing**

Downlighter. Latch doors to:

### **Principal Bedroom**

An L-shaped double room. Deep recess ideal for large bed. Wall light points to either side and above. Window to front aspect with built in shutters. Further wall light points.

### **Bedroom 2**

Square double bedroom. Wide picture window enjoying views to the main garden with built in plantation shutters. Wall light points. Wardrobe. Loft hatch.

### **Bathroom**

White suite. Basin with metro tiled splashback, bath with full metro tiled surround, mixer taps with handheld shower attachment to one end and overhead mount. Glass shower screen. Low level WC. Stone effect flooring, ceiling light point. Extractor fan. Wall mounted fan heater.

### **Outside**

The terrace of cottages is set well back from the lane with a gravelled approach to a substantial parking area. Two allocated spaces are opposite the front door. Small area of front garden to the side of porch with plants.

### **Main Rear Garden**

Immediately behind the cottage, accessed via the sitting room, there is a square gravelled terrace beneath a timber pergola with space for sitting and dining furniture. External lantern style light and power points. Brick/paved steps with well stocked borders to either side rise to the main lawn gently sloping and laid to grass. Timber arch pergola with trellis to either side and climbing plants. Well stocked herbaceous borders full of perennials, Hydrangeas with specimen Olive and Photinia trees. Central raised shrub border. Boundaries well screened by fencing.

### **Summerhouse/Garden Studio**

Located to the rear boundary. Constructed of a whitewashed elevation beneath a profile roof. Wide decked area to front with contemporary outside lights and recessed overhead downlighters. Central glazed double doors with further glazed panels to either side, opening to a large studio; oak effect flooring and low level decorative panelling to all walls. Media wall, space for wall mounted television. Wide display sill and a range of cupboards beneath. LED ceiling downlighters. Tall strip windows to side aspect where far reaching views are enjoyed towards farmland and countryside. Electric panel heating. Ideal as a home office, gym or entertaining area.

### **Services**

Mains drainage and electric heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.

### **Directions**

SP5 1PP

### **Council Tax**

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**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

**Tel. 01264 810702**

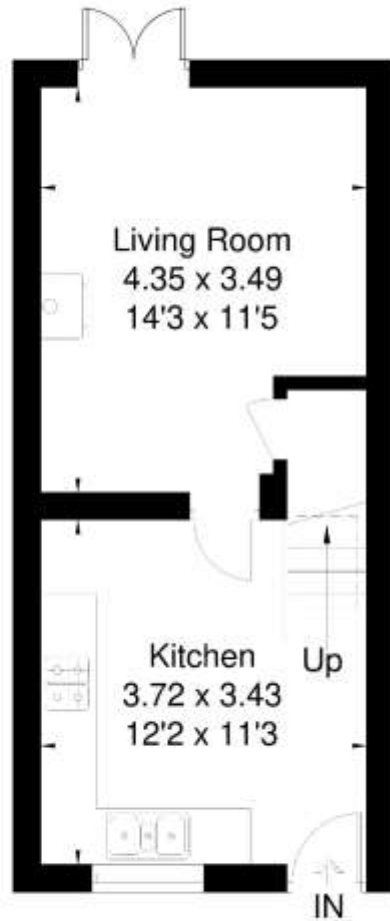
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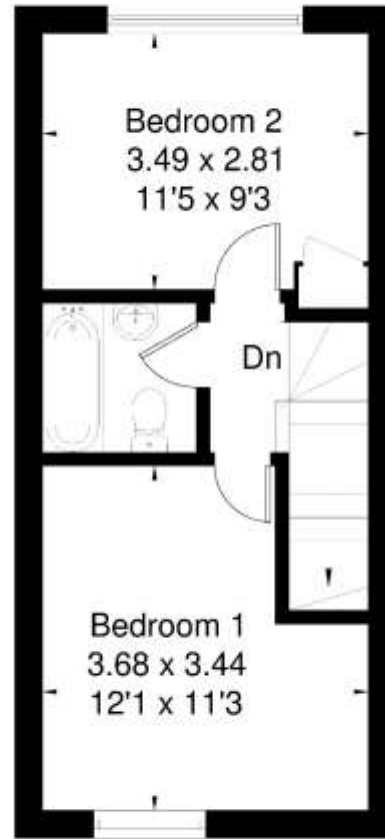
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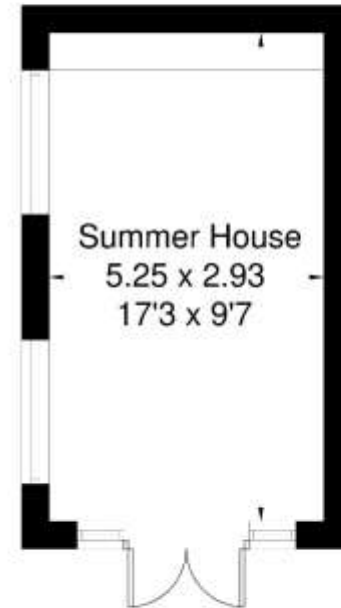
Approximate Floor Area = 58.4 sq m / 628 sq ft  
 Summer House = 15.5 sq m / 167 sq ft  
 Total = 73.9 sq m / 795 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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 #83460

Energy Efficiency Rating	
Current	Potential
A	BB
B	
C	B
D	
E	
F	
G	

Rating Agency: RICS  
 England, Scotland & Wales