

# 1 ST. ANN SQUARE

SALISBURY, WILTSHIRE



**EVANS & PARTRIDGE**











# 1 ST. ANN SQUARE, SALISBURY, WILTSHIRE, SP1 2FJ

**AN OUTSTANDING, NEW LINK DETACHED, ENERGY EFFICIENT, THREE BEDROOM HOUSE IN A UNIQUE GATED DEVELOPMENT OF JUST FOUR PROPERTIES WITH OFF ROAD PARKING, GARDENS AND IN EASY WALKING DISTANCE OF THE CITY CENTRE AND CATHEDRAL.**

**SECURE GATED SETTING WITH OFF-ROAD PARKING  
BRAND NEW - HIGH QUALITY FINISHES  
ENERGY EFFICIENT - UNDERFLOOR HEATING THROUGHOUT  
TRIPLE GLAZED WINDOWS - SOLAR PV PANELS  
EV CHARGING POINT  
EPC RATING B - FLOORPLAN TO FOLLOW**

**OFFERS INVITED AROUND: £575,000 Freehold**

## **DESCRIPTION**

A high quality brand new house with detailed brick elevations beneath a tiled roof with integrated PV panels, lead detailing, dormer surrounds, cast iron gutters and decorative lead hoppers. The property is extremely energy efficient being incredibly well insulated with high quality aluminium faced triple glazed windows and an air source heat pump. There is also an EV charging point to take advantage of solar generated energy. Underfloor heating extends throughout all of the accommodation. Engineered oak or high quality carpet finishes in all rooms. Hard wired media/data cables to all rooms and fibre broadband to the property. Well appointed kitchen and bathrooms with top quality appliances and finishes.

## **LOCATION**

The property is situated in the historic cathedral city of Salisbury and is well placed for the Cathedral Close and an extensive range of restaurants, city centre shops and the market. Cultural, social and educational amenities nearby include the theatre, arts centre, cinema, medical facilities and both private and state schools for all ages are within and outside the city boundary. Bishops Wordsworth School and South Wilts Grammar School are both within walking distance. Leisure and recreational facilities include the Five Rivers Health and Wellbeing Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. Salisbury has good road links to London (A303) Southampton (A36) and Bournemouth (A338) and a mainline rail service (also walkable) to London, Waterloo (90 minutes) and the West Country.

## **ACCOMMODATION**

### **Entrance**

Block paved approach. Contemporary outside light and name plaque. Covered porch with staggered brick reveal to one side. Composite grey coloured door into:

<b>Reception Hall</b>	Engineered oak flooring and oak edged coir mat at threshold. Turning staircase, with quarter twist oak balustrade rising to the first floor. Recess beneath stairs with plumbing for washing machine. LED downlighters. Oak double doors conceal plant room housing pressurised hot water tank, water softener, manifold for under floor heating, controls and fuse boxes. Further oak doors all with oak architraves leading to living room, open plan kitchen/dining room and cloakroom also extending beneath the stairs. Large window to side aspect.
<b>Cloakroom</b>	Moulded white top with wide wash hand basin, side mixer tap, tiled splashback and low level WC with concealed cistern to one side. Low double cupboard. Square window to side aspect. LED downlighter. Extractor fan. Engineered oak flooring.
<b>Living Room</b>	Two substantial deep windows to the front aspect with views toward the front garden. LED downlighters and engineered oak flooring.
<b>Kitchen/Dining Room</b>	White Corian work surfaces with similar upstands and window sill. Moulded twin bowl sink unit with stainless steel bases and tall mixer tap. A range of soft close, high and low level cupboards and drawers including deep pan drawers and a tall pull out shelved larder. Integrated Gaggenau dishwasher. Eye level BARAZZA combination oven with touch screen controls. Separate Samsung induction four ring hob with Airforce extractor and light over. Space and plumbing for tall fridge/freezer. Space for dining table. Engineered oak flooring throughout. LED downlighters. Three windows to the rear aspect. Further window to side aspect and wide glazed double doors opening onto the rear patio and garden.
<b><u>First Floor</u></b>	
<b>Landing</b>	T shaped oak balustrade continues overlooking stairwell. Large loft hatch. A spacious loft for storage. LED downlighters. Door to linen cupboard housing manifold for first floor underfloor heating. Oak doors in oak architraves to:
<b>Principal Bedroom</b>	A substantial double bedroom with two large windows to the front aspect overlooking part of the garden. Built in oak fronted wardrobes with internal automatic lights. LED downlighters. Further oak door into:
<b>En Suite</b>	Well appointed. Moulded ceramic wash hand basin with mixer tap and double cupboard beneath. Metro tiled splashback and heated electric mirror above. Low level WC with similar tiled splashback. Large corner glass/metro tiled shower enclosure with Grohe mixer shower, with multiple overhead and separate handheld attachments. Oak effect flooring. Chrome towel radiator. LED downlighters. Extractor fan and obscure glazed large window to front aspect.
<b>Bedroom 2</b>	Square double bedroom. Deep window to rear aspect. Built in oak fronted double wardrobe with internal automatic lights. LED downlighters.
<b>Bedroom 3</b>	Double/large single bedroom. Large window to rear aspect. LED downlighters.



**Bathroom**

Well appointed. Free standing contemporary double ended bath with central mixer tap/handheld shower attachment. Moulded ceramic wash hand basin with mixer tap. Double cupboard beneath. Tall metro tiled splashback and heated electric mirror over. Low level WC with concealed cistern. Corner glass/tiled shower enclosure with overhead and handheld attachments. Oak effect flooring. Part tiled walls. Matt black towel radiator. Obscure glazed window. LED downlighters and extractor fan.

**Outside****Entrance**

This small exclusive gated development is accessed at the very end of Eyres Way. Curved brick pier and substantial electric timber gate gives access to a block paved courtyard leading to the gravelled parking spaces extending to the front of the house. Zappi EV charger. Block paved walkway to front door with light pillar.

**Front Garden**

An area of lawn enclosed by Yew and Holly hedging with post and rail fencing. Two mature Oak trees and a Holly tree laid to grass, with a tall brick wall along the boundary.

**Rear Garden**

Picket gate from driveway to wide gravelled path extending to the side of the property, screened along its boundary by tall brick walling. Valiant air source heat pump. The rear garden is compact, sheltered and manageable comprising a terraced area extending the width of the house. Upright sleepers retain an upper lawned area. Well enclosed on two sides by brick walling and the remaining boundary by tall feather edged fencing. Outside tap. Outside light.

**Services**

Mains electricity, water and drainage. Air Source Heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.

**Directions**

SP1 2FJ

**Council Tax**

D - To be confirmed

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

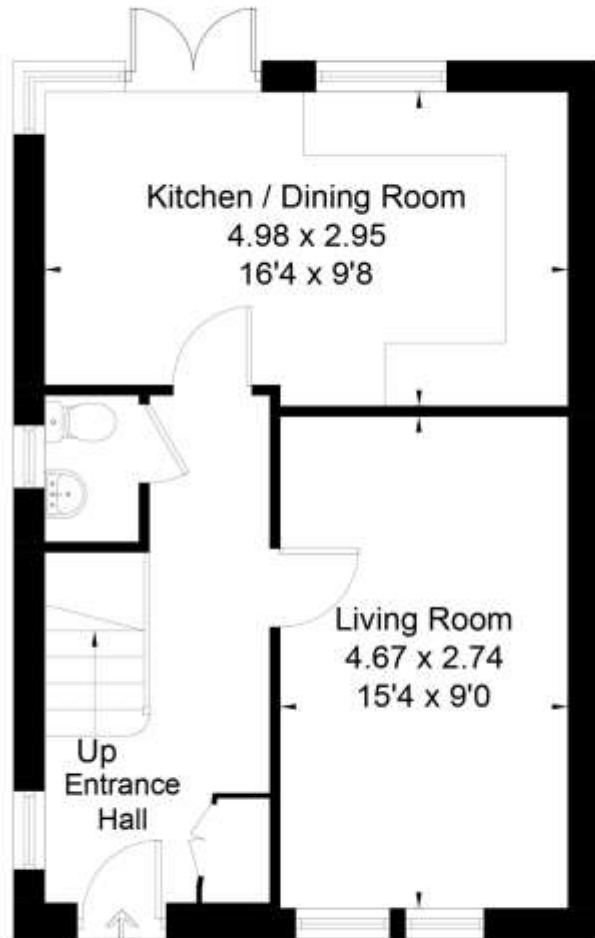
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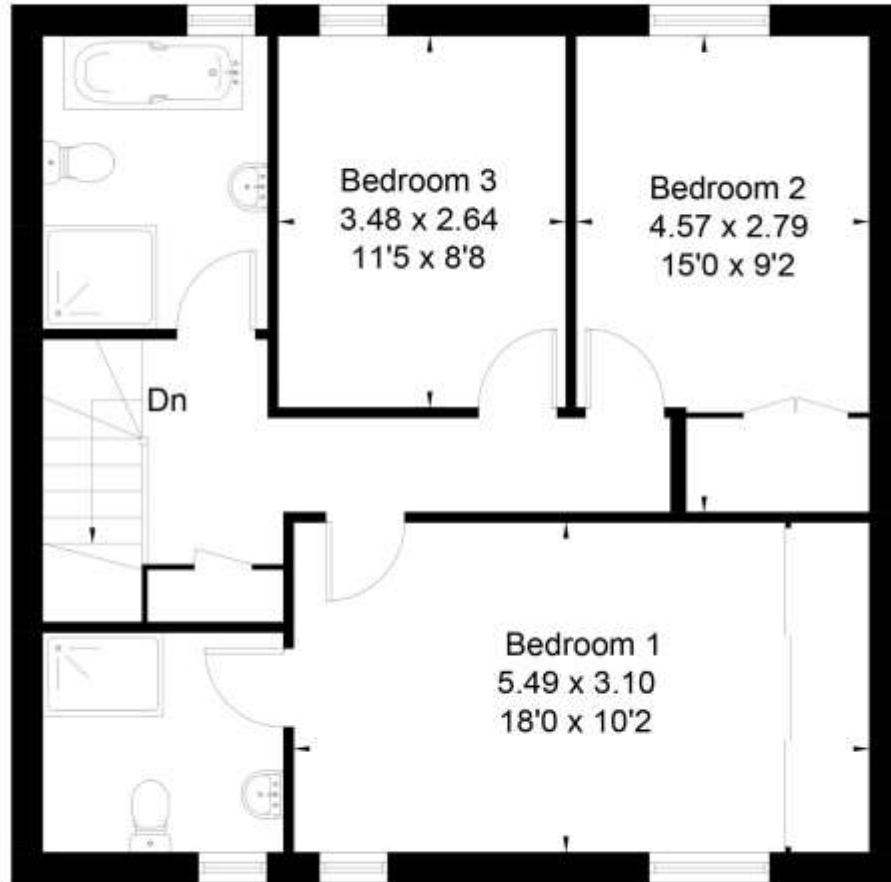
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Approximate Floor Area = 102.0 sq m / 1098 sq ft



Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very Good	A		
Good	B		
Fair	C		
Below Average	D		
Poor	E		
Very Poor	F		
Very Poor	G		
EU Energy Rating Legend			
England, Scotland & Wales		EU Directive 2002/91/EC	