



## WEST VIEW KNIGHTON ROAD BROAD CHALKE

A charming family home with detached double garage and south facing garden, set in 0.25 acres.





West View is a good sized and spacious family home, built of red brick and rendered elevations beneath a slate roof, offering flexible living accommodation. Solar panels have been installed in October 2011 which generate an income from the Feed in Tariff until October 2026, (currently they generate on average a yield of £1,729 per annum). The property sits well in the plot and has delightful, private and generous front and rear gardens, which in all extend to approximately a 0.25 of an acre. The rear garden, which faces south, is currently laid out as a very productive kitchen garden with plenty of space for fruit, vegetables, herbs and livestock, however it is felt that this could very easily be returned to lawn if required.

Broadchalke is a very popular village which lies in the Chalke Valley to the south west of Salisbury. The village is well thought of as one of the few in the area that maintains a church, primary school (rated outstanding by Ofsted), a sports centre, public house, community shop and coffee shop (voted 2014 Countryside Alliance's shop of the year) as well as numerous clubs and societies. There is a good sense of community and around the village is some delightful countryside for walking, riding etc. There is a regular bus service to the cathedral city of Salisbury which has an excellent range of shopping, educational, leisure and cultural facilities including both boys and girls grammar schools, a mainline railway station with trains to London Waterloo (journey



time approximately 90 minutes), a twice weekly market and well thought of playhouse.

The property is approached from Knighton Road via a gravelled path and driveway with brick and stone paved steps and a path which leads to the front door. This opens onto the:-

#### **ENTRANCE PORCH**

With a Travertine tiled floor and door to the:-

#### **HALL**

Spacious and welcoming with a tiled floor, a cupboard containing the Warmaflo oil fired boiler (with hanging space above for coats etc), and doors to both the utility room and:-

#### **INNER HALL**

With the stairs to the first floor (a large larder cupboard below with electric light, useful shelving and space for a freezer), doors to both the sitting/dining room, and a door to the:-

#### **KITCHEN/DINING ROOM**

This has been very well designed and fitted with granite worktops and splashbacks with an inset stainless steel butler sink with a mixer tap above and drainage channels set into the worktop. There is a good range of high and low level 'Shaker' style, cream

fronted storage units, with a good mix of cupboards and drawers, with space for a range cooker (with extractor hood above), space and plumbing for a dishwasher, space for a freestanding fridge/freezer and with underunit lighting. A glazed door leading into the conservatory and two windows let in plenty of natural light. Stone tiled floor.

#### **SITTING/DINING ROOM**

Originally two rooms but opened up by the current owners to create a lovely and light reception room that is naturally divided into dining and sitting areas. There are three windows, glazed double doors into the conservatory and glazed doors leading through an additional porch to the side garden. A woodburner stands on a travertine tiled hearth with excellent cupboards to one side of the chimney breast. Telephone point and picture rail.

#### **CONSERVATORY**

A good sized room, useable all year due to the central heating radiator. With a quarry tiled floor, space for a dining table and associated furniture and a door to the rear garden.

#### **UTILITY ROOM**

Well fitted with a good range of wooden worktops with an inset ceramic butler sink, a mixer tap above and draining channels set into the worktop on both sides. High and low level storage units,

space and plumbing for a washing machine and tumbledrier, wash hand basin with mixer tap above. Travertine tiled floor, tiled splashbacks, roof light and a glazed door with window to the side leading to the rear garden. Extractor fan.

#### **GROUND FLOOR CLOAKROOM**

Fitted with a WC, wash hand basin with a mirror fronted medicine cabinet above, half height tiled walls, high level cupboard containing the consumer unit, obscure glazed window and extractor fan.

Stairs from the inner hall lead up to the:-

#### **FIRST FLOOR LANDING**

With doors to the majority of the first floor accommodation and a good sized airing cupboard containing the pressurised hot water tank. Access into the roof space which has a pull down ladder, electric light and solar panel inverters. It is also fully insulated and partly boarded.

#### **BATHROOM**

Well fitted with a panelled bath (mixer tap and shower above), WC, bidet and wash hand basin with wall mounted mirror and light with shaver point above. Linoleum floor, half height tiled walls, tiled splashbacks, useful shelving, obscure glazed window and an extractor fan.

#### **BEDROOM 1**

A good sized and light double bedroom with built in wardrobes, picture rail and two windows with delightful open outlooks across the fields behind.



#### **BEDROOM 2**

Being the principal bedroom this is of a good size and is very light. Built in wardrobes, picture rail and two windows with lovely views. Door to the:-

#### **EN SUITE SHOWER ROOM**

With a fully tiled shower cubicle, WC and wash hand basin with wall mounted mirror and light above. Fully tiled walls, useful display shelf, medicine cupboard and obscure glazed window.

#### **BEDROOM 3**

This used to be one room along with bedroom 4 and it is felt that they could easily be combined again. Currently it is a single bedroom with picture rail, window to the side and built in wardrobe.

#### **BEDROOM 4**

Whilst currently used as a study this is another single bedroom with picture rail, telephone point, window to the front and built in wardrobe.

#### **BEDROOM 5**

A light double bedroom with built in wardrobes, drawers and shelves. Picture rail and window to the front.

#### **DETACHED DOUBLE GARAGE**

Measuring 20'4" x 16'4" and with an electric up and over door, personnel door to the side, electric power, lighting, space for a workbench, two windows and storage in the rafters.

#### **OUTSIDE**

The private and sunny gardens are a particular delight of the property and have been well designed, planted and maintained.



To the front, the garden has been mainly laid to lawn with large borders containing a wide variety of flowering plants and shrubs. A pond, fruit trees and three wooden garden sheds can also be found here, as well as an outside tap. The brick edged and gravelled drive leads to the detached double garage, provides off road parking for 3 or 4 cars and is separated from the road by timber gates. There is a generous, sunny, stone paved patio close to the house and there are plenty of additional external sitting and dining options. Greenhouse (with power and light), a rockery and flower beds with mature planting. The south facing rear garden has currently been laid out as a productive kitchen garden with plenty of space for fruit, vegetables, fruit trees and livestock. It is felt that this area of garden could easily be turned back into lawn if required. There is an area of hardstanding behind the house with a solid built garden store and outside tap.

The width of the back garden extends into a further strip of land (approximately 5m/16ft deep) which the current owners and those of neighbouring properties have used for over 20 years. This area, additional to the approx. 0.25 acre, is bordered by mature hedging and fences but remains the property of the owner of the field beyond.

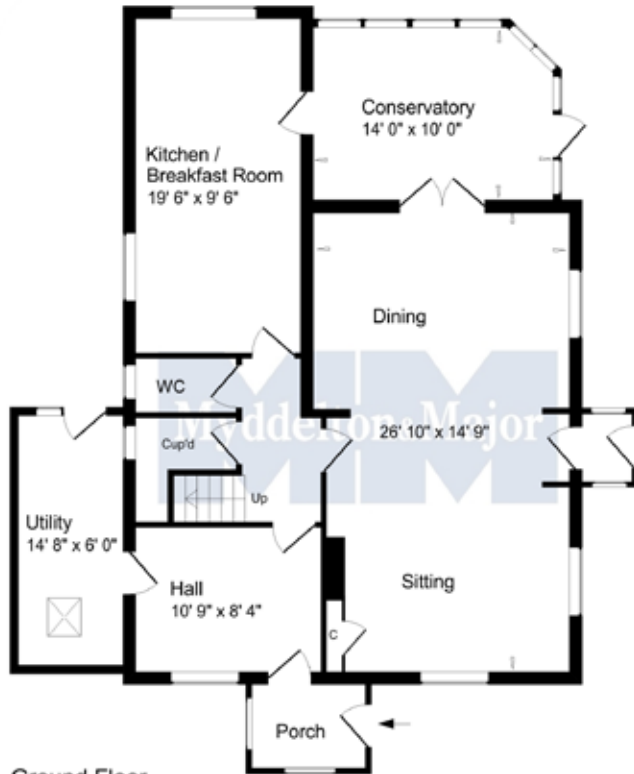
#### **SERVICES**

Mains electricity and water are available. Oil fired central heating and private drainage.

#### **COUNCIL TAX**

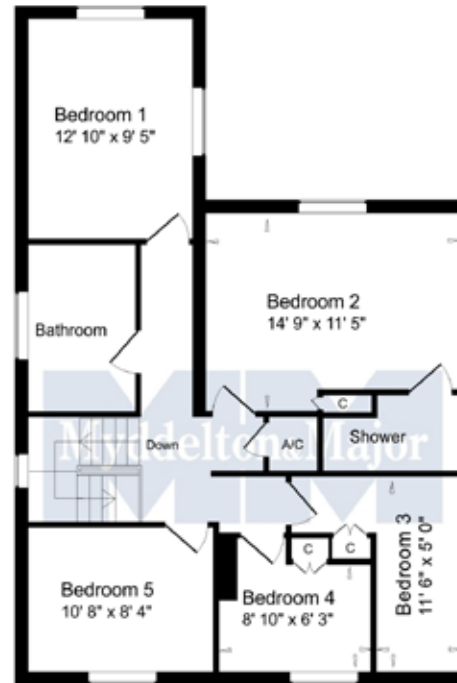
Band D. Charge for 2016/2017 - £ 1,528.51





Ground Floor

Approximate Gross Internal Floor Area 1,680 Sq. Ft./ 156 Sq. M  
Includes Utility, Excludes Porch and Conservatory



First Floor



**TENURE:** Freehold

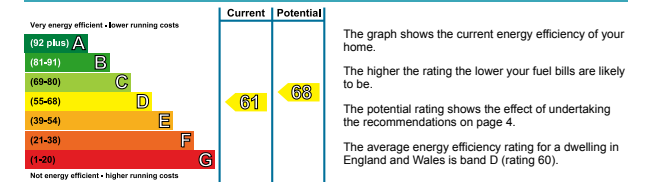
**POSTCODE** SP5 5DX

**TO VIEW**

By appointment only please through Myddelton & Major,  
49 High Street, Salisbury, SP1 2PD.  
Tel: 01722 337575

Reference: 18516.29092016

**Energy Efficiency Rating**



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