



DOWN BARN CLOSE WINTERBOURNE GUNNER

A superb three/four bedroom detached chalet-style house with impressive accommodation and scope to extend



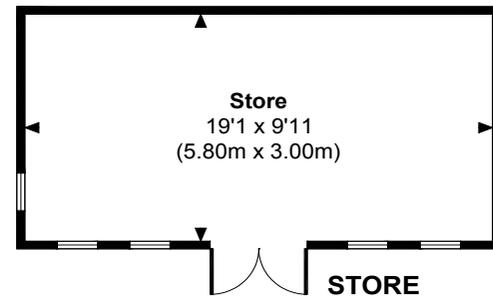
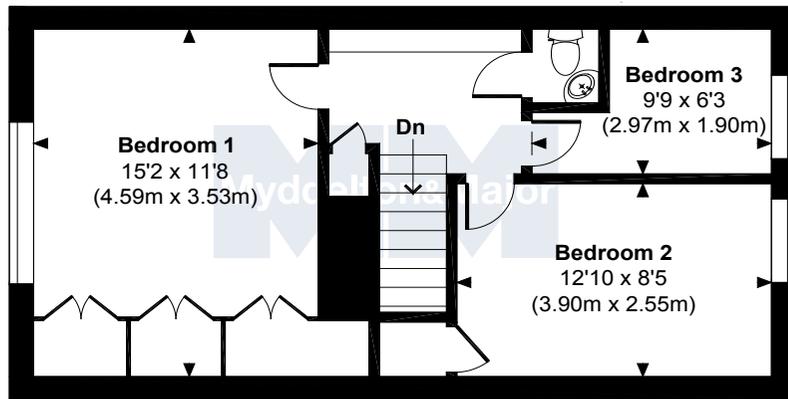


A superb three/four bedroom detached chalet-style house with impressive, versatile and well-arranged living accommodation extending to c.1,253 sq ft including an exceptionally well proportioned 19 ft sitting room with a triple aspect, a smart wood burning stove and beautiful parquet flooring which continues into the hallway. There is a high-quality, bespoke kitchen, a separate dining area, utility room, a very stylish bathroom with a separate shower and bath, and a study which lends itself well as a downstairs bedroom. On the first floor there are three bedroom and glorious, far reaching views from the principal bedroom. This wonderful home has been tastefully redecorated and modernised throughout.

The property stands in good sized gardens, which wrap around the property, with a generous 19 ft store and has a good size driveway providing off road parking for a couple of vehicles, as well as a 20 ft x 15ft double garage. The property further features tremendous scope for extending, subject to the necessary consents. All told, there is in excess of 1,700 sq ft of accommodation.

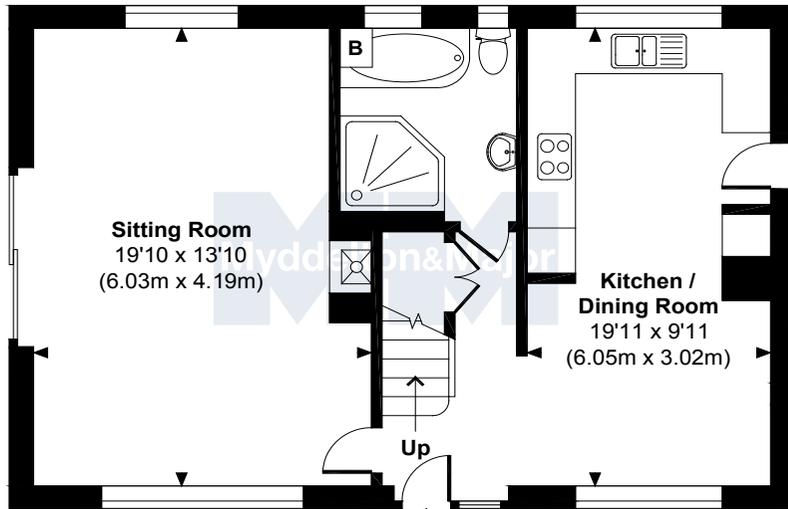
Winterbourne Gunner is a highly desirable village approximately four miles to the north-east of Salisbury and along with the neighbouring villages of Winterbourne Dauntsey and Winterbourne Earls, provides a good variety of local facilities; including three churches, public house, cricket club, nursery school and primary school. The historic cathedral city of Salisbury has a wide range of leisure, cultural, educational and shopping facilities; along with a well thought of Playhouse, twice weekly charter market and a mainline railway station and has regular trains to London Waterloo (journey approximately 90 minutes). Salisbury has also been recently voted by The Sunday Times as the best place to live.





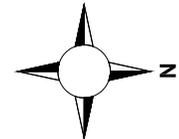
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D		
39-54	E	54 e	
21-38	F		
1-20	G		

FIRST FLOOR



IN GROUND FLOOR

Approximate Gross Internal Area
 Main House = 1253 Sq Ft / 116.35 Sq M, Garage = 272 Sq Ft / 25.30 Sq M
 Store = 187 Sq Ft / 17.40 Sq M, Total = 1712 Sq Ft / 159.05 Sq M
 Outbuildings are not shown in correct orientation or location.



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