



ST LAWRENCE,
FITTLETON, SALISBURY

Carter Jonas

ST LAWRENCE, FITTLETON, SALISBURY, SP4 9QA

AMENITIES

- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Main Bedroom Suite
- Two Further Double Bedrooms
- Family Bathroom
- Garden
- Parking
- Garage
- Completely Renovated

SITUATION

Fittleton is a small village surrounded by the most beautiful countryside, situated on the east bank of the River Avon with fabulous walks right on the doorstep and is around half a mile from the larger village of Netheravon. Netheravon has several local amenities including a village shop and Post Office, a church and primary school. More extensive amenities can be found in the nearby market towns of Marlborough and Devizes, with Salisbury also offering shopping, theatre, cinema and an historic cathedral. The A303 is about 5 miles to the south linking to the M3 and the South West. Mainline stations can be found in Grateley and Salisbury (London Waterloo) and Pewsey (London Paddington). There are excellent local schools in the area including Marlborough College, Dauntsey's, Godolphin, St. Francis Prep, Chaffyn Grove, Leadon Hall and Farleigh. The Neolithic English Heritage site of Stonehenge is about 7 miles away, with plenty of walking, cycling, fishing and golfing available.

DESCRIPTION

St Lawrence is a detached and rendered bungalow set in a large plot on the edge of the village of Fittleton with views over fields and the countryside beyond.

The property has undergone a complete renovation project by the current owners and offers open plan, light and spacious accommodation, all of which has been finished to the highest of standards, with antique pine flooring, a new boiler, new windows throughout and complete landscaping to both the front and rear gardens. An open plan sitting/dining room has a multi-fuel burner, is dual aspect and is more than large enough to fit a six seater dining table. There is a bespoke solid oak fitted kitchen with limestone flooring to the rear of the property which floods with light and has French doors and a stable door opening out to the rear garden. There are three double bedrooms, with the main bedroom having its own dressing room and ensuite bathroom and benefits from having its own access to the garden, making it the perfect hideaway. The main family shower room is fitted with quality sanitaryware, including the touch screen electronic shower to set your own personal preferences.

A BEAUTIFULLY RENOVATED DETACHED BUNGALOW SET IN THE DESIRABLE VILLAGE OF FITTLETON.



OUTSIDE

Approached via double wooden gates, there is a large gravelled driveway providing parking for 3-4 vehicles and has a small area of lawn to one side enclosed by mature hedging and plants. There is also access to the small garage space, ideal for storage. The rear garden has a lovely cottage garden feel and offers private paved seating areas to make the most of the daytime sunshine, or to sit out and enjoy your morning coffee. There is a feature pond and an array of plants and flowers designed to enhance the local wildlife. The main garden is mainly laid to lawn and interspersed with a variety of fruit bearing trees. There is a greenhouse and a small vegetable garden to the rear. The garden is fully enclosed and private and is both child and pet friendly.

TENURE Freehold

EPC BAND TBC.

GUIDE PRICE: £750,000 (Subject to Contract)

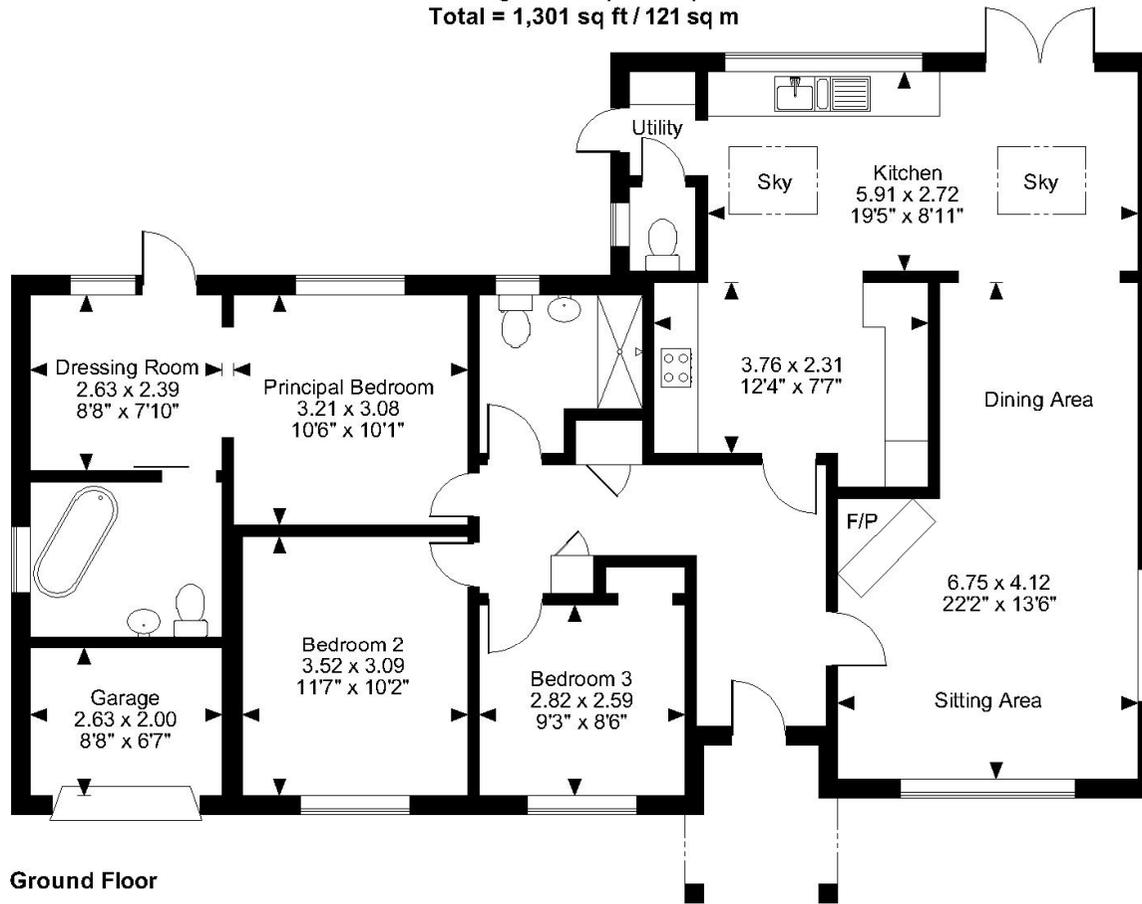
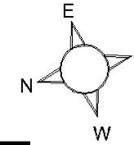
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

Classification L2 - Business Data



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St. Lawrence, Fittleton, Salisbury
Approximate Gross Internal Area
Main House = 1,244 sq ft / 116 sq m
Garage = 57 sq ft / 5 sq m
Total = 1,301 sq ft / 121 sq m



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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