



Priory Close, Shrewton  
Salisbury, Wiltshire, SP3



*Beyond your expectations*



# A charming detached family home in a popular village location

Entrance Hall | Sitting Room | Kitchen | Dining Room | Study | Studio | Utility Room | Downstairs Cloakroom | Four Bedrooms | Master Bedrooms with En-Suite | Family Bathroom | Gardens | Garage

**Guide Price £360,000 Freehold**

## Description

Junipers is a wonderful detached four bedroom family home occupying a lovely position in the thriving village of Shrewton. The accommodation is presented in good order with numerous versatile and spacious rooms with a light and airy ambience throughout. Arranged over two floors the accommodation consists of a large sitting room with a focal point feature gas fire and French doors leading to the rear garden, a well appointed kitchen with high a low fitted units and a hatch to the dining room. The wonderful dining room is dual aspect and also benefits from French doors to the rear garden as well as built in storage. Making up the remainder of the ground floor accommodation is a welcoming entrance hall, study, studio room and downstairs cloakroom. The first floor accommodation has been meticulously designed to make the most of the space available and comprises of a generous master bedroom fitted with an en-suite bathroom and built in wardrobes. There are three further sizeable bedrooms all of which also benefit from built in wardrobes and are serviced by a well appointed family bathroom.

We highly recommend a viewing to fully appreciate the scope and versatility of the accommodation available.

## Outside

The property is set back from the road with gardens to both the front and rear and a detached garage to the side with an additional parking area to the front of the garage. The majority of the gardens lay to the rear of the

property and is mainly laid to lawn with herbaceous and floral borders as well as a partial brick wall providing a degree of privacy and seclusion. There is a glorious patioed area with access to utility room, sitting room and dining room creating the perfect setting to enjoy al-fresco entertaining.

## Location

Shrewton is a highly popular, friendly village in the heart of Salisbury Plain. The village itself offers an array of local amenities including two doctors' surgeries, convenience store, butcher, hairdresser, two public houses, as well as a Primary School rated 'Good' by Ofsted (2011). The nearby town of Amesbury offers further amenities including a choice of supermarkets, doctors, dentists, a library, restaurants and plenty of local shops, including a butcher, bakeries and pubs. The Cathedral City of Salisbury is 11 miles to the south and provides a comprehensive choice of schooling, further shopping, restaurants, leisure facilities and a theatre. Local communications are excellent, the A303 is easily accessible (London/Exeter) and there is a main line train service from Salisbury to London Waterloo (85 mins).

## Additional Information

There is internet hard wired in bedrooms 2, 3 and 4.

**Hamptons International**

54 Castle Street, Salisbury, Wiltshire, SP1 3TS

Sales. 01722 417939

salisbury@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)




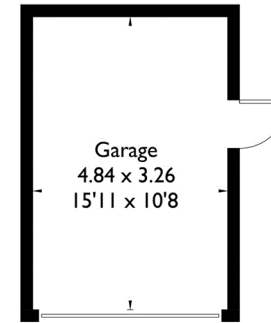
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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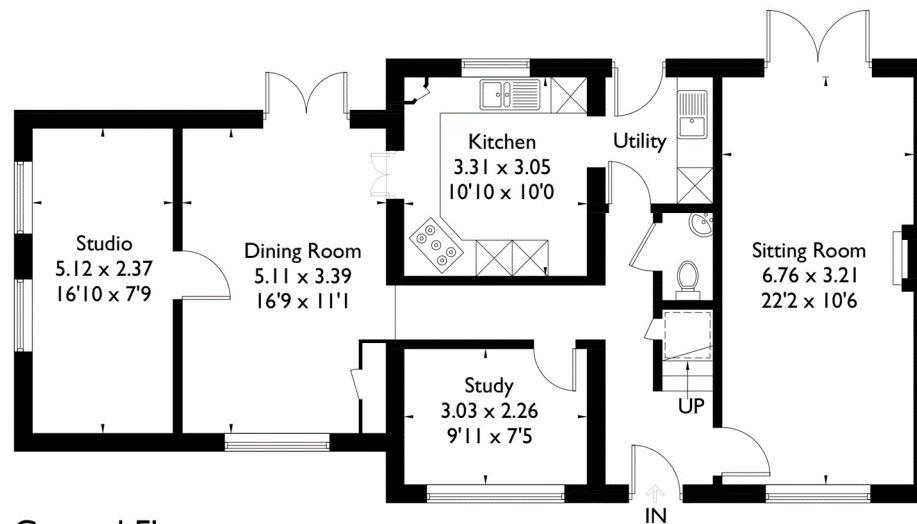
Approximate Gross Internal Area = 146.8 sq m / 1580 sq ft  
Garage = 15.8 sq m / 170 sq ft  
Total = 162.6 sq m / 1750 sq ft



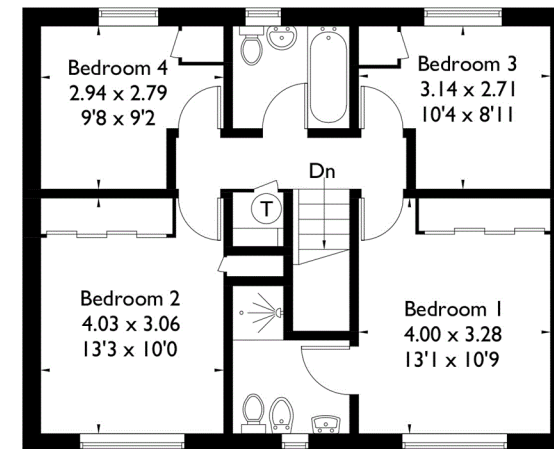
 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 166964

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



