



Silverdale, 10 Church Road, Idmiston, Salisbury,
Wiltshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

10 Church Road Idmiston, Salisbury SP4 0AZ

An impressive detached 5-bedroom property with annexe potential and gardens, located in a sought-after village

Porton 1.2 miles, Amesbury 6.0 miles, Salisbury and station 6.2 miles (London Waterloo 1 hour 28 minutes), A338 1.9 miles, A303 5.3 miles, M27 (Jct. 2) 20.9 miles, M3 (Jct. 8) 27.3 miles, Southampton Airport 28.9 miles, Bournemouth 33.4 miles, London Heathrow Airport 69.1 miles

Reception hall | Sitting room | Study | Kitchen/ dining room | Utility room | Cloakroom
5 Double bedrooms | Family bathroom
Family shower room | Gardens
Double garage with first floor office over EPC - D

The property

Believed to date back to 1938, 10 Church Road is an attractive family home, sensitively extended and remodelled to offer almost 2,400 sq. ft. of light-filled flexible accommodation arranged over two floors. During the improvement works, great care was taken to seamlessly blend modern style and convenience with the historic solidity of the original home, the end result is a wonderful property, suitable for a variety of purchasers.

Configured to provide an ideal entertaining space, the ground floor accommodation flows from a welcoming parquet-floored reception hall with useful storage and cloakroom. The house comprises a large sitting room with wooden flooring, feature fireplace with woodburner flanked on each side by bespoke storage and French doors that open to the terrace, and a well-proportioned study/snug. The impressive and extensive kitchen/dining room has a range

of contemporary wall and base units with quartz top, including a large central island with breakfast bar and modern integrated appliances including a wine chiller, two Neff eye level ovens, two dishwashers, storage cupboards and deep pan drawers. A large sky lantern and bi-fold doors open onto the terrace and flood the area with natural light.

A useful neighbouring fitted utility room with built in storage, wall mounted gas boiler and garden access completes the ground floor facilities.

The original staircase leads up to first floor landing with linen cupboard, from here the property offers five spacious bedrooms together with contemporary fully-tiled bath and shower rooms.

Outside

Approached via Church Road and having plenty of kerb appeal, Silverdale is set back behind an area of lawn and is accessed through an electric gate leading to a large gravelled area providing off street parking for several cars and giving access to a detached weatherboarded double garage. This has external stairs rising to a 22 ft. first floor room, with broadband, which is suitable for a variety of uses, most recently an office.

The gardens surrounding the property are laid mainly to gently-sloping lawn and feature a wilded area, numerous seating areas and a spacious, sheltered and paved rear terrace, ideal for entertaining and al fresco dining, the whole is screened by mature hedging and trees and far-reaching views over the Bourne Valley can be accessed from the top of the gardens.

Location

Idmiston, a charming village located on the River Bourne north-east of Salisbury, it has a church and a nearby public house, while Porton offers amenities including a shop, a church, village hall, public house, GP surgery, playing field, nature trail, hotel and primary school.





Location Cont.

The historic Avon Valley town of Amesbury provides high street shopping, supermarkets, a sports/community centre, cafes, public houses and primary and secondary schooling

Historic Salisbury with its world-famous cathedral offers a wider range of facilities with a playhouse, twice weekly market, leisure centre, high street shopping, public houses, hotels and restaurants, out of town supermarkets and mainline station with regular trains to London Waterloo (90 mins).

The A338 links to the A303, M27, M3, south coast and motorway network whilst airports are located in Bournemouth, Southampton, Bristol and Heathrow.

The area offers a wide range of independent schools including Chafyn Grove, Leehurst Swan, Godolphin and Salisbury Cathedral School, whilst grammar schools for both boys and girls can also be found in Salisbury (Bishops Wordsworth and South Wilts respectively).



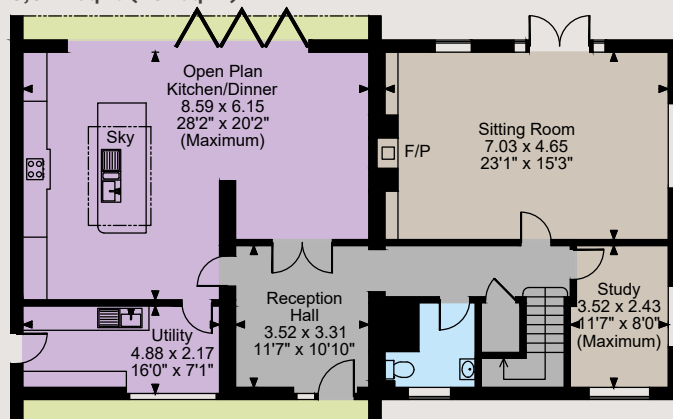
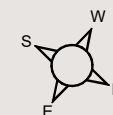




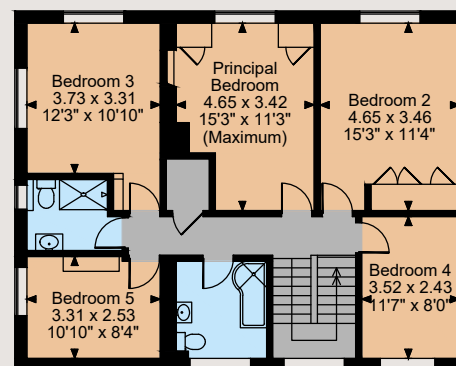




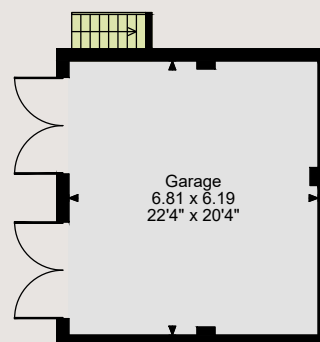
10 Church Road, Idmiston, Salisbury
Main House internal area 2,369 sq ft (220 sq m)
Garage internal area 658 sq ft (61 sq m)
Total internal area 3,027 sq ft (281 sq m)



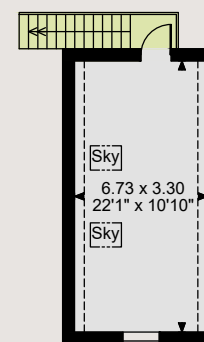
Ground Floor



First Floor



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8615002/DMS

Directions

From Strutt & Parker's Salisbury office follow Milford Hill, then at the roundabout take the 2nd exit onto Laverstock Road. Bear left onto Riverside Road, continue straight for 1.3 miles then at St. Thomas' Bridge Roundabout continue straight onto A338. Follow A338 for 2.2 miles, turn right onto Gomeldon Road, continue straight for 1.7 miles then turn right onto Church Road. After 0.2 mile the property can be found on the right.

General

Local Authority: Salisbury City Council

Services: Mains electricity, gas, water, drainage. Under floor heating to kitchen/dining room and the utility room.

Council Tax: Band F

Tenure: Freehold

Guide Price: £995,000

Planning: Planning consent has been granted to convert the loft space into a double bedroom, en-suite and dressing room, under planning reference number 13/01181/FUL. Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

01722 344010

salisbury@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2024. Particulars prepared August 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited