

Hérons Gate, Lower Road,
Charlton All Saints



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An impressive detached five-bedroom house with light, airy accommodation and splendid gardens, in the peaceful and popular village of Charlton-All-Saints

Coming to the market for the first time in over 30 years, Herons Gate is a beautifully appointed detached house situated in the small village of Charlton-All-Saints, beside the River Avon. The spacious property features comfortable accommodation and neutral, understated styling throughout, while outside there are splendid gardens backing onto water meadows with delightful views beyond.

Upon entering you are greeted by a pleasant informal seating area with views across the front gardens. The welcoming inner central hall leads to the main ground-floor reception rooms, which include the formal drawing room and the dining room, both of which have French doors opening to the rear gardens, and the office for private home working. The kitchen/breakfast room is located at the rear of the lower level and features wooden units to base and wall level, integrated appliances by Neff and a breakfast bar. The adjoining utility room offers further space for home appliances and storage and has doors to both the garden and double garage.

A turned staircase leads to the first-floor landing, off which there are five bedrooms. The generous principal bedroom has a dormer window overlooking the rear gardens, a dressing room with built-in storage and an en suite bathroom. One further bedroom benefits from a dressing area and en suite shower room, while the first floor also has a family bathroom with a bathtub and a separate shower unit.

Outside, a gravel driveway at the front of the house provides plenty of parking space and access to the integrated double garage.

The secluded front gardens are west facing and include lawns and well-stocked beds with various shrubs and hedgerows, as well as a separate vegetable garden. At the rear, there is a terrace for al fresco dining, with a pond and lawn beyond with beds filled with colourful flowering perennials and established shrubs, all backing onto beautiful open countryside.

2,454 sq ft (228 sq m) | Freehold
4 receptions | 5 bedrooms | 3 bathrooms
Garage | Garden | Village location

Guide price £825,000

Location

Located immediately west of the River Avon, the popular village of Charlton All Saints enjoys a strong sense of community. There is a church that is used as a centre for village gatherings and The Avon Valley Path connecting Salisbury to the Dorset coast passes through the village. There is also access to numerous paths and trails for walking, cycling or riding in open countryside.

The Salisbury to Downton Cycle trail passes the village offering easy access to the New Forest. Downton provides a wide range of community facilities including churches, a busy village hall, a large leisure centre with indoor tennis courts, a Co-op, library, doctors' surgery, pharmacy, dentist, farm shop, cafes and pubs. Downton has both a well-respected primary and secondary school.

The historic cathedral city of Salisbury lies to the north offering an extensive selection of shops, restaurants, a twice-weekly market, arts venues and recreational facilities. Salisbury's outstanding grammar schools attract families to the area. For private schooling, Godolphin, Leahurst Swan and Chaffyn Grove are available.

The X3 bus links Bournemouth to Salisbury city centre and the railway station. Rail services from Salisbury to London Waterloo have a journey time of 90 minutes. Airports can be found at Southampton, Bournemouth and Bristol.

Postcode region: SP5

General

Local Authority: Wiltshire Council

Services: Mains electricity and water with solar panels for hot water. Private drainage. Oil-fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band G

EPC Rating: D

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

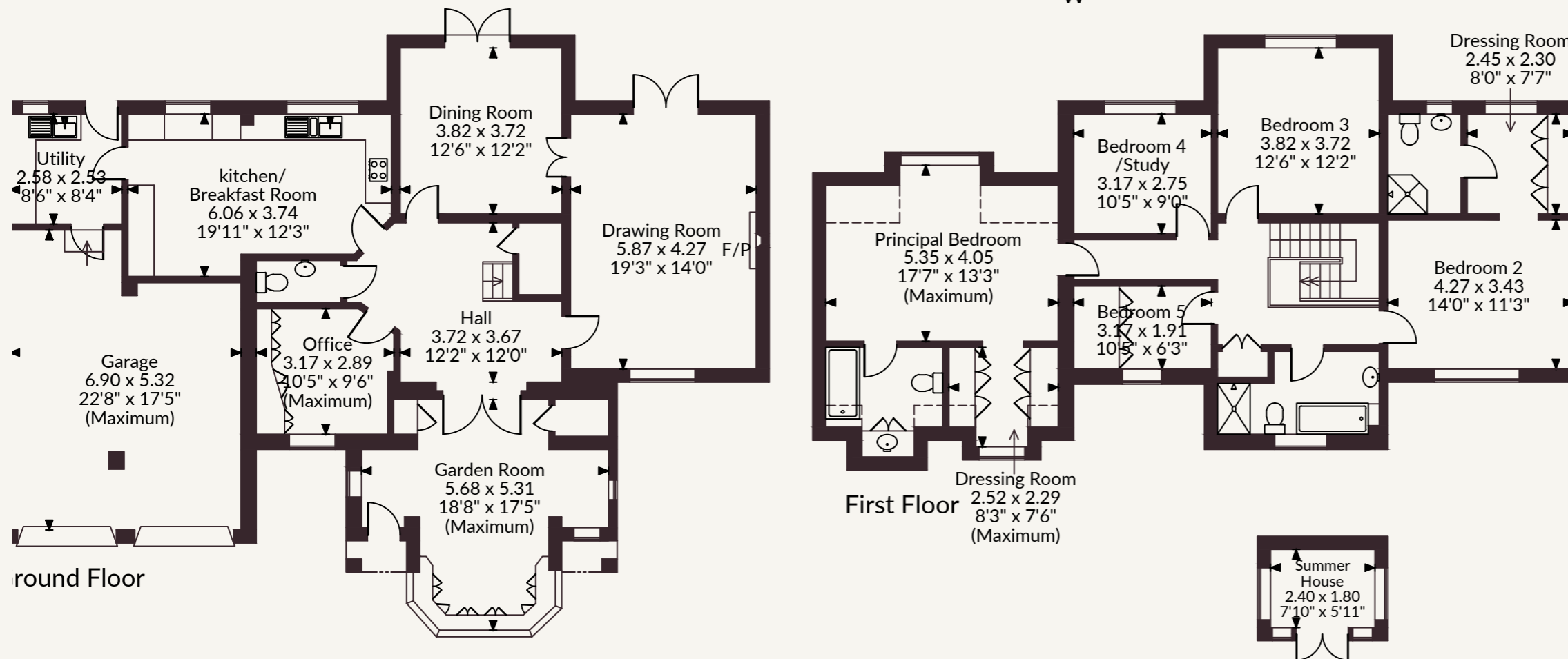
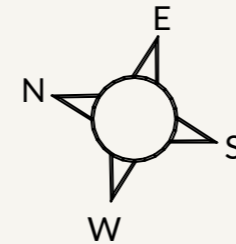


Merons Gate Lower Road, Charlton All Saints
 Main House internal area 2,454 sq ft (228 sq m)
 Garage internal area 359 sq ft (33 sq m)
 Outbuilding internal area 47 sq ft (4 sq m)
 Total internal area 2,860 sq ft (266 sq m)



Salisbury

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

□ □ □ Denotes restricted head height

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