



Caynton Lawns, Oak Drive, Alderbury, Salisbury, Wiltshire

STRUTT & PARKER
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Caynton Lawns, Oak Drive, Alderbury, Salisbury, Wiltshire SP5 3AJ

An impressive 4 bedroom family home with a separate studio/office located in a tranquil village setting

A36 1 mile, Salisbury Station 4.8 miles (London Waterloo 90 minutes), Salisbury 5.1 miles, Southampton 19.3 miles

Reception hall | Drawing room | Family room | Dining room | Study | Kitchen | Utility
Principal bedroom with en-suite shower room
3 Additional bedrooms with en-suite facilities
Cloakroom | Storage | Established garden
Garage | Carport | Office/Studio | Gazebo with hot tub | EPC Rating D

The property

This outstanding family home offers over 2,300 sq. ft of flexible, light-filled accommodation, arranged over two floors. The accommodation flows from a welcoming reception hall and comprises a generous drawing room with a fireplace and double doors which lead into the dining room with sliding doors to the south facing terrace and garden beyond.

On the other side of the house there is a comfortable family room with a feature fireplace with French doors that also open to the terrace and a dual aspect kitchen with spectacular garden views.

The kitchen is fitted with a range of white base and wall cabinets, a breakfast bar and a Rangemaster oven. Appliance storage is in the adjoining utility, with a backdoor, giving access to the rear of the property.

The ground floor accommodation is completed by a well-proportioned study, perfect for home working and a bedroom with an en-suite bathroom, and a guest cloakroom.

On the first floor, the principal bedroom offers extensive in-built storage and a modern en-suite shower room with walk-in shower and integrated vanity storage. There are two further spacious bedrooms, both of which benefit from en-suite shower rooms. There is also practical storage in the eaves on this floor. There is a fully integrated air-conditioning system fitted to the first floor.

Outside

At the end of Oak Drive, a gated shingle driveway with parking for several vehicles, leads to the immaculately presented front garden. Through landscaped lawns and borders, planted with specimen trees and shrubs, steps lead to the front and side paved terraces offering multiple spaces for al fresco dining and entertaining.

To the side is a sizeable garage and carport with separate office/studio space, which could be used for a number of uses. There is also a hot tub adjacent to the garage.

The south-east facing front garden is enclosed with extensive lawn space, mature trees, topiary and mature hedge borders offering privacy and seclusion.

Location

Alderbury is a village situated around 3 miles to the south-east of Salisbury. There is a local shop, village hall, pub, primary school and nearby golf course and tennis club. Nearby Whaddon also offers a post office, village store and pub.

More extensive independent and high street retailers are available in Salisbury along with well-regarded schools including Salisbury Cathedral School, Chafyn Grove and Godolphin School, as well as Bishop Wordsworth and South Wilts Grammar Schools.

There is easy access to the A36 linking Salisbury with Bath in the north-east and Southampton on the south coast. Airports can be found at Southampton or Bournemouth.







Directions

From Salisbury, take the A36 in a south-easterly direction and turn right onto Southampton Road (sign posted to Whaddon). In Alderbury, take a right turn onto Light's Lane and then an immediate left onto Oak Drive. Caynton Lawns is at the end of Oak Drive set behind electric gates.

General

Local Authority: Wiltshire County Council - 0300 4560100

Services: Mains electricity, gas, water and drainage.

Tenure: Freehold

Guide Price: £935,000

Council Tax: G

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

Salisbury

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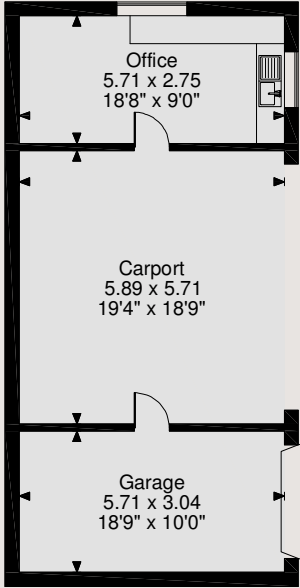
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Floorplans

Main House internal area 2,318 sq ft (215 sq m)
Garage/Carport/Office internal area 736 sq ft (68 sq m)
Total internal area 3,054 sq ft (284 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height
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