




# New House

Shutts Lane, Coombe Bissett




# A modern detached four bedroom property in a sought-after and convenient Wiltshire location


An attractive double-fronted dormer style family home featuring generously-proportioned rooms, modern amenities and neutral décor throughout to provide an elegant and practical family and entertaining environment. It is in a quiet no-through lane in a sought-after village, near to local village and city centre amenities and the station.




**4 RECEPTION ROOMS**




**4 BEDROOMS**




**2 BATHROOMS**




**DOUBLE CARPORT**




**GARDEN**




**FREEHOLD**



**VILLAGE**



**2,410 SQ FT**



**GUIDE PRICE £850,000**

## The property

New House is an attractive double-fronted dormer style family home offering more than 2,400 sq ft of light-filled flexible accommodation arranged over two floors.

Configured to provide an elegant and practical setting for family life and entertaining, the ground floor features generously proportioned rooms and neutral décor throughout. The accommodation flows from a welcoming entrance porch with full-height glazing and a glazed door into a spacious reception hall with a useful cloakroom. This level briefly comprises a front-aspect sitting room that opens into a dining room, and an extensive L-shaped, triple-aspect sitting and family room with a feature exposed brick fireplace and patio doors leading to the garden on two sides. The family area connects to a large kitchen/breakfast room, fitted with a range of wall and base units, complementary work surfaces, modern integrated appliances, and a pantry. A wood-lined breakfast area is flooded with natural light from a large sky lantern. Adjacent to the kitchen is a well-equipped utility room, with access

to a 16-foot store and direct access to the garden. The ground floor accommodation is completed by a bedroom wing providing an L-shaped front aspect principal bedroom with fitted storage, one further double bedroom and a family bathroom with bath and separate shower.

Stairs rise from the reception hall to the part-vaulted first floor, which accommodates the property's two remaining double bedrooms and a further family bathroom. A separate staircase ascends from the breakfast area to a vaulted 18 ft first-floor office, featuring large picture windows, fitted storage, an en suite cloakroom, and access to an extensive loft space—suitable for a variety of uses, including conversion to an additional bedroom if required.





## Outside

Having plenty of kerb appeal, the property is approached over a gravelled driveway and forecourt providing private parking and giving access to an integral double carport and an adjoining rear aspect store. The well-maintained split-level garden is laid mainly to areas of level and gently-sloping lawn bordered by mature shrubs and features a detached workshop and generous paved terraces, ideal for entertaining and al fresco dining. The whole is screened by mature hedging.

## Location

Located on the River Ebble in the Cranborne Chase National Landscape, Coombe Bissett village has a thriving community spirit and amenities including a church, village hall, shop with Post Office, pub, primary school, golf course and tennis courts. The cathedral city of Salisbury offers independent and high street stores, shopping centres and extensive leisure and cultural facilities. The area is renowned for its field sports, with racing at Salisbury, Wincanton and Newbury, golf at Rushmore and South West

Wilts and a range of water sports on the south coast. Communications links are excellent: buses connect the village to Salisbury, the A338 links to the A36, in turn linking to the motorway network, London and the West Country, and Salisbury station (4.6 miles) offers regular mainline services to London Waterloo.



## Distances

- Salisbury 3.8 miles
- Bournemouth 25.8 miles
- Southampton 26.5 miles

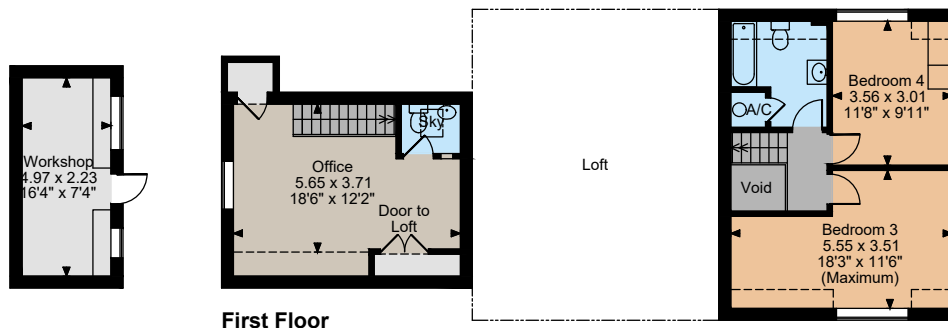
## Nearby Stations

- Salisbury

## Nearby Schools

- Coombe Bissett Primary School
- Bishop Wordsworth's Grammar School for Boys
- South Wilts Grammar School for Girls
- Chafyn Grove
- Godolphin
- Leehurst Swan
- Salisbury Cathedral School





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

□ □ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 2,410 sq ft (224 sq m)

Carport internal area 323 sq ft (30 sq m)

Workshop & Store internal area 198 sq ft (18 sq m)

Total internal area 2,931 sq ft (272 sq m)

Quoted Area Excludes 'Covered Area'

For identification purposes only.

## Directions

SP5 4LU

**what3words:** ///What3words: stubborn.pins.slyly - brings you to the driveway

## General

**Local Authority:** Wiltshire Council

**Services:** Mains electricity and 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.

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

**Council Tax:** Band G

**EPC Rating:** F

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

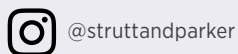
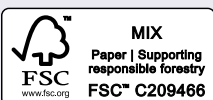
## Salisbury

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