



19 Saddlers Mead, Wilton, Salisbury, Wiltshire, SP2 0DE

£450,000 Freehold

## **A detached house set in a popular cul de sac and enjoying an enviable position with views across a private meadow.**

### **Description**

An extended detached house set in a prominent position within this popular, exclusive development with views over private residents meadow land which leads down to the River Nadder. The property is presented in excellent order throughout and comprises an entrance hallway, a shower room, a sitting room with a large window to the front, a kitchen/breakfast room and an extension which provides a dining room with views across the meadow. On the first floor are three bedrooms, the main bedroom having large wardrobes and again there are far reaching views across the adjacent meadow from bedroom three. There is also a family bathroom with a shower over the bath. The property also benefits for off road parking for two cars as well as a detached garage and there are gardens on three sides. Saddlers Mead is a small close of similar detached properties on the edge of the popular town of Wilton which has an excellent range of amenities and lies approximately three miles west of Salisbury which is served by a regular bus service from the town centre. Offered with no onward chain.

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Entrance hall**

Wood effect floor, radiator, stairs, doors to sitting room and to;

#### **Shower room**

Shower area, low level WC, wash hand basin.

#### **Sitting room 14'10" x 23'7" both max (4.54m x 7.20m both max)**

Large full height and length window to front, radiator, stone fireplace with inset coal effect gas fire, TV and telephone point, sliding doors to garden, door to kitchen/breakfast room, folding door to;

#### **Dining room 14'11" x 9'1" (4.55m x 2.77m)**

Dual aspect with windows to side and rear, radiator, wood effect floor.

#### **Kitchen/Breakfast room 12'0" x 8'5" (3.66m x 2.59m)**

Fitted with base and wall units with roll top work surfaces, integrated Neff electric oven with four ring gas hob and extractor over, space for fridge/freezer, space/plumbing for washing machine, sink and drainer under window to rear, wood effect floor, radiator,

#### **Stairs to first floor - landing**

Loft access.

#### **Bedroom one 13'5" x 8'6" (4.10m x 2.60m)**

Window to rear, radiator, fitted wardrobes, cupboard housing Worcester gas boiler.

#### **Bedroom two 12'1" x 9'6" (3.70m x 2.90m)**

Window to front, radiator, over stair cupboard.

#### **Bedroom three 8'7" x 8'4" (2.64m x 2.55m)**

Dual aspect with windows to front and side, radiator.

#### **Bathroom**

Fitted with a white suite comprising low level WC, wash hand basin with cupboard under, panelled bath with shower and shower screen, heated towel rail, fully tiled walls, obscure glazed window to side.

#### **Outside**

To the front and side there are open plan gardens with lawned and gravelled areas and a brick paved driveway. The enclosed rear garden also has a glass covered verandah, two wildlife ponds and a lawn with a side access gate. The private residents meadow leads down to the River Nadder where residents benefit from fishing rights.

#### **Garage 17'5" x 8'2" (5.33m x 2.49m)**

Up and over door, power and light, meters and door in to rear garden.

#### **Services**

Mains gas, water, electricity and drainage are connected to the property.

#### **Outgoings**

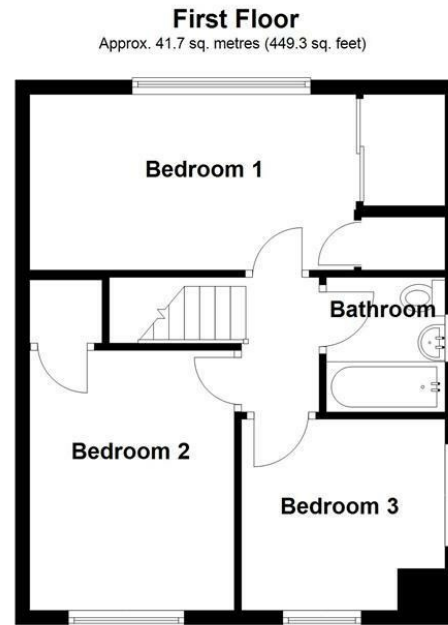
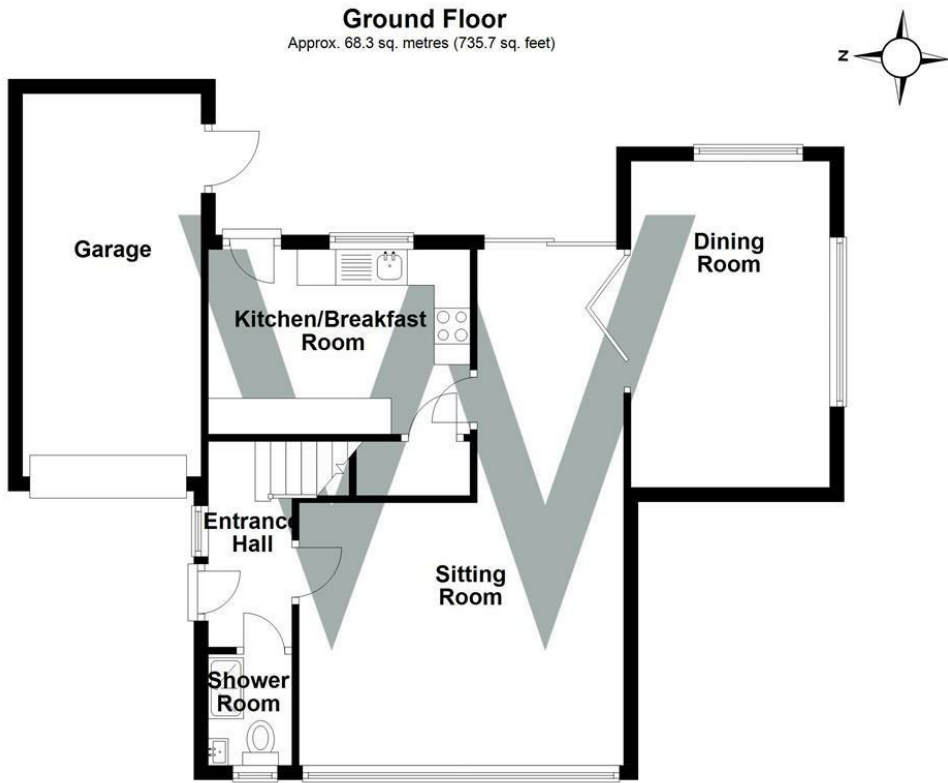
The Council Tax Band is ' E ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,711.27.

#### **Directions**

From Salisbury take the A36 Wilton Road turning left at the roundabout into Wilton. At the traffic lights carry straight over into West Street and bear left into Shaftesbury Road. At the mini-roundabout turn left into Saddlers Mead and follow the road through the cul de sac where the property can be found by the double bend on the left hand side.

#### **WHAT3WORDS**

What3Words reference is: [///twigs.nicknames.long](https://www.what3words.com/#!/twigs.nicknames.long)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">83</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<div style="display: flex; justify-content: space-between; align-items: center;"> <span style="font-size: 2em; font-weight: bold;">71</span> </div>	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	



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