



West Clyffe Salisbury Road, Steeple Langford, Salisbury, Wiltshire, SP3 4LY

Guide Price £750,000 Freehold

Set in a wonderful elevated location offering extensive countryside views, a good sized, single storey dwelling with double garage beneath and beautiful, well stocked gardens.

Description

Set in a wonderful elevated location with privacy but not isolation, offering extensive views to south, east and west and with farmland to the north, a single storey dwelling with double garage beneath and beautiful, well stocked gardens including a productive vegetable area. The exceptionally spacious accommodation is very adaptable and consists of entrance porch, large hallways, sitting room, study, kitchen/breakfast room, utility, larder, cloakroom, 4 double bedrooms and 2 bathrooms. There is also a covered walkway and store to rear. There is oil fired central heating, an array of 14 solar panels, solar thermal and battery storage of 5.12kwh providing not only cheap running costs but also a feed in tariff. This is a genuinely unique home and warrants an early inspection to fully appreciate.

Entrance Porch

Coats cupboard.

Hall

Range of built in storage cupboards, one with a high pressure hot water tank, door to stairs to garage/workshop, rear doors to garden.

Sitting Room

Triple aspect room with picture windows to make the most of the outlook and overlooking the garden, fireplace with woodburning stove, storage cupboard.

Study

Double aspect room.

Kitchen/Breakfast Room

Double aspect room with a good range of rolledge worksurfaces with base and wall mounted cupboards and drawers, double bowl sink unit, electric cooker space with extractor hood over, space and plumbing for dishwasher, AGA with brick surround, ceiling spotlights, extractor fan.

Utility Room

Work surface with single drainer sink. Large walk-in larder.

Cloakroom

Low level wc and hand basin.

Rear Hall

Door to covered walkway.

Bedroom 1

Double aspect room, built in wardrobe cupboards, double doors to garden.

Ensuite Bathroom

Large shower cubicle with thermostatic mixer taps, rainfall head and glass screen, hand basin with cupboards below, low level wc, tiled floor, heated towel rail.

Bedroom 2

Built in wardrobes, double doors to garden.

Bedroom 3

Bedroom 4

Built in wardrobe.

Family Bathroom

Shower cubicle with electric shower, panel bath with mixer taps and shower attachment, wc and hand basin. Tiled floor and part tiled walls, heated towel rail.

Double Garage

Electric up and over door, light and power, electricity storage batteries, door to workshop with oil fired boiler for heating and hot water, stairs to Hallway.

Outside

The property is reached by a tarmacadam driveway. To the right is a large area for vegetables. To the left is the driveway to the garage and steps up to front door. There is a large lawn, well stocked flower beds, trees and shrubs, climbing plants, ornamental ponds, sheltered sitting area to rear and a large terrace to front. There is farmland to north and west and extensive views to the south. Water tap, electric charging point, ample parking.

Directions

From Salisbury proceed to Wilton and go straight over the roundabout onto the A36. After about 7 miles turn left into Berwick Lane (the sign at the bottom says East Clyffe Farm). Take the first left where West Clyffe can be seen on the left hand side.

Services

Private water supply, mains electricity together with solar panels, thermal and battery, private drainage.

Outgoings

The Council Tax Band is 'E' and the payment for the year 2024/2025 payable to Wiltshire Council is £2668.90

WHAT3WORDS

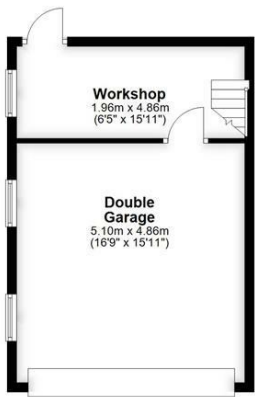
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Ground Floor
Approx. 195.5 sq. metres (2104.0 sq. feet)



Total area: approx. 230.2 sq. metres (2478.0 sq. feet)

Lower Ground Floor
Approx. 34.7 sq. metres (374.0 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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