

# Superb Family Home in sought-after Wylde Valley.

Charvers, Salisbury Road, Steeple Langford, Salisbury, SP3 4NF

 3  4  2

| Guide Price £1,050,000





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## About this property

This immaculate, light-filled family home has spacious and flexible accommodation, including a ground floor annexe with its own entrance, parking and garden. It benefits from underfloor heating through the ground floor and also in the two principal en suites upstairs. The property is fully data-cabled and has timber window frames and solid oak doors throughout. A timber-framed porch leads into an impressive, double-height entrance hall, from which all the principal rooms are accessed. Through glazed double doors to one side is a dual-aspect drawing room, with French doors to the garden. The adjacent open-plan kitchen/dining/sitting room is also dual-aspect and has two sets of bi-fold doors leading seamlessly out onto terraces with raised flower beds. The kitchen is fitted with a range of contemporary units with granite work surfaces. Integrated appliances include two double ovens, gas hob, coffee machine, warming drawer, wine cooler and two dishwashers. An adjacent utility room has a range of cupboards, a sink and plumbing for a washing machine and tumble dryer. It has a door into the garden. A home office, with built-in cupboards, and a cloakroom complete the ground floor of the main house. Upstairs is a generous galleried landing, with deep under-eaves storage along one side. The two principal bedrooms have built-in wardrobes and en suite shower rooms. The third bedroom has an en suite bathroom. The integral ground floor annexe can be accessed from both the hall in

the main house and also has its own entrance. The kitchen/breakfast room has a range of fitted units, an integrated gas hob, electric oven, dishwasher and fridge. The adjacent, dual-aspect sitting room has an electric fire and French doors onto its own terrace and garden. Completing the annexe is a double bedroom and a shower room. The property is approached along a gravel drive, with a smart brick and rendered wall with pitched slate coping, to one side. The drive culminates in parking for several cars in front of the double garage. The timber-clad double garage has a slate roof, an integrated workshop and a storage room above. The newly landscaped garden is laid predominantly to lawn, with raised flower beds and a developing canopy of young silver birch trees to the eastern side. A wide stone terrace wraps around the eastern and southern elevations of the house.



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## Plans

Approx. gross internal floor area

3,483 - 4,393 sq ft


Approximate Area = 323.6 sq m / 3483 sq ft  
(Excluding Void)  
Including Limited Use Area (16.4 sq m / 177 sq ft)  
Outbuilding = 84.5 sq m / 910 sq ft  
Total = 408.1 sq m / 4393 sq ft  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 310889

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## Property Details

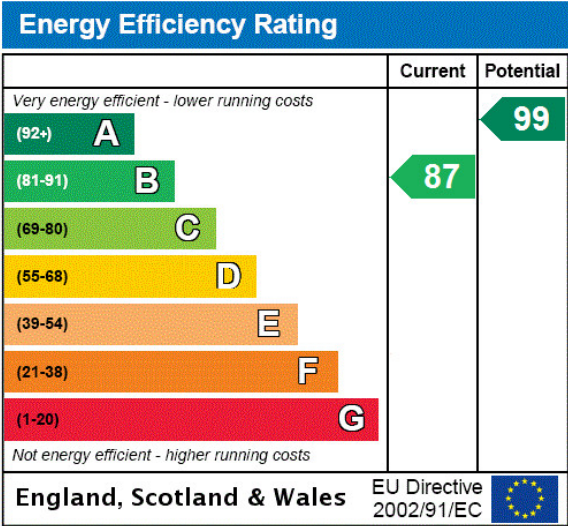
**Local Authority**  
Wiltshire County Council

**Council Tax**  
Band = G

### Services

**EPC**  
EPC Rating = B




PROPERTY





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## Enquire



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Viewing strictly by appointment

## More Information



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