

HOME OF DISTINCTION



Britford



The front door, under a traditional Douglas Fir framed porch, opens into the hallway which offers access to the cloakroom WC and stairway to the first floor.

The hallway opens to a superb multi aspect living area. This is over 46' in length and includes the kitchen, dining area, snug and sunken sitting room, all finished in beautiful, durable Karndean flooring with underfloor heating system that extends throughout the entire ground floor. The striking sitting area features a contemporary wood burning stove together with floor to ceiling bi-folding doors which capture the far reaching countryside view and also offer access to a large stone terrace and long garden.

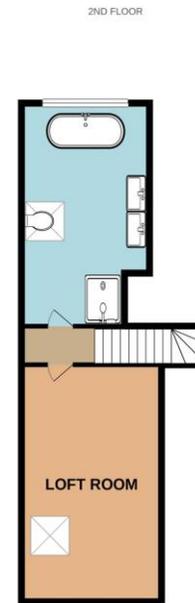
The kitchen area is superbly appointed with German furniture by Hacker and feature Central Island. The kitchen is fitted with Neff appliances and a Bora Pure Induction hob with integrated extractor. There is a single pyro clean oven, separate combi oven/microwave, warming drawer, full height fridge and under counter freezer. The worktops in the kitchen are a white quartz, the island having a waterfall edge to both ends. The work surface in the utility area is a Calacatta laminate with matching full height splash back.

A highly energy efficient air source heat pump provides digitally zoned underfloor heating to the entire ground floor with modern aluminium radiators to the upper floors as well as the pressurised hot water system.

Walnut internal doors complement the staircase which also has glass balustrade and offers access from the entrance hall to the 1st floor landing connecting the 4 spacious bedrooms and family bathroom. Master and Guest bedroom feature ensuite wet rooms.

DISCLAIMER: All internal photographs shown are for illustration purposes only and are of the Show Home (1 Clarendon View - now Sold Subject To Contract)





WALDENHOMES
QUALITY INDIVIDUAL LIVING



Registered house builder

Sitting Room	6.1m (20'0) x 5.46m (17'11)
Dining Area	5.51m (18'1) x 3.48m (11'5)
Snug	3.05m (10'0) x 3.12m (10'3)
Kitchen Area	4.95m (16'3) x 4.37m (14'4)
Master Bedroom	5.46m (17'11) x 3.63m (11'11)
En-Suite	3.1m (10'2) x 2.34m (7'8)
Bedroom 2	4.5m (14'9) x 3.58m (11'9)
Bedroom 3	5.03m (16'6) x 3.43m (11'3)
Bedroom 4	4.22m (13'10) x 2.77m (9'1) Max
En-Suite	2.34m (7'8) x 1.47m (4'10)
Shower Room	2.77m (9'1) x 1.85m (6'1)
Loft Room	5.13m (16'10) x 3.58m (11'9)
Double Garage	5.97m (19'7) x 5.03m (16'6)

Made with Metropix ©2020

Brochure prepared by Rob Ward

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280 G347 printed by Ravensworth 01670 713330

SALISBURY
31 Castle Street, Salisbury
Wiltshire, SP1 1TT
t: 01722 323444
e: salisbury@goadsby.com



The Master bedroom is particularly grand with glass Juliet style balcony offering unbroken views from the bed over open countryside, plus fully fitted Hepplewhite sliding wardrobes in white glass. A further unique feature and connected by staircase is the large ensuite bathroom above. This again features large floor to ceiling glazed gable windows offering commanding views as well as twin basins and feature freestanding bath.

Upon the upper floor there is also a useful loft storage room, which subject to planning, could be converted to create additional accommodation.

The bathrooms are finished with floor to ceiling industrial limewash matt grey porcelain tiles and feature large chrome towel rails, designer Italian sanitary ware by Tissino with Hansgrohe fittings including Raindance shower heads and fitted vanity units.

In addition all principle rooms are wired for digital TV/Satellite with surround sound audio wiring to the Sitting Room. Energy saving LED lighting is fitted throughout, with the facility for downlighting to be changed between cool, natural and warm to meet the home owner's specific requirements.

For peace of mind a fully integrated professional alarm system is fitted and combines intruder, fire and CO2 monitoring with keypad controls located at front and garage doors.

For convenience a single key operates all external doors whilst the high security aluminium composite windows and doors by SMART Systems also offer a 10 year guarantee. Further finishes include high quality polished chrome ironmongery and flat plate sockets throughout.

SERVICES: Mains water and electricity, private drainage

LOCAL AUTHORITY: Wiltshire Council

TENURE: Freehold

DISCLAIMER: All internal photographs shown are for illustration purposes only and are of the Show Home (1 Clarendon View - now Sold Subject To Contract)



