

## 2 The Shears Winterslow









Fantastic brand new three bedroom high spec detached property with garage and garden all within walking distance of amenities.

2 The Shears, Witt Road  
Winterslow, Salisbury, SP5 1DF

Guide Price:  
£575,000

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- New Build with High Specification
  - Builders Warranty
  - No Management Company/Fees
  - Popular Village of Winterslow
  - Stunning Kitchen/Dining Room
- Solar Panels + Battery Storage
  - Three Double Bedrooms
  - Detached Garage
  - EV Charger
  - Highly Energy Efficient A EPC

Salisbury 9.1 Miles • Stockbridge 9.3 Miles • Grateley Station 8.1 Miles

The Property

2 The Shears is a fantastic new build property offering spacious accommodation, quality design and build, located within a small prestigious development. The build is of a traditional brick under a slate tiled roof. Being only one of three properties the developer has sought to minimise costs to the purchaser and as such there are no management fees. The kitchen/dining room provides a wonderful living space with bifold doors to the terrace and garden beyond. The kitchen has a substantial range of shaker style wall and base units including a peninsula unit all with quartz worktops and Neff appliances. Underfloor heating throughout the ground floor provides a wonderful ambient temperature across the year. The property also boasts a sitting room with bi-fold doors to the terrace as well as a downstairs cloakroom, all with fixtures and fittings of superior quality. On the first floor are three bedrooms, the principle having the benefit of an ensuite and built in wardrobes. A family bathroom serves the other two bedrooms.

Outside

The gravel drive leads you to 2 The Shears where there is a detached single garage, with electric up and over door and EV charger externally located. The side garden takes you round to the rear of the property which has been mainly laid to lawn with a stone terrace perfect for al-fresco dining.

Services - Mains Water and Electricity, Air Source Heat Pump, Mains Drainage \*, BT suggests full fibre is available with download speeds of up to 1,600 Mbps and that most major mobile networks will have good connectivity in the area.

Tenure	EPC Rating
Freehold	A (92)
Outgoings	Size
Council Tax Band: TBC	1357 sqft (total)





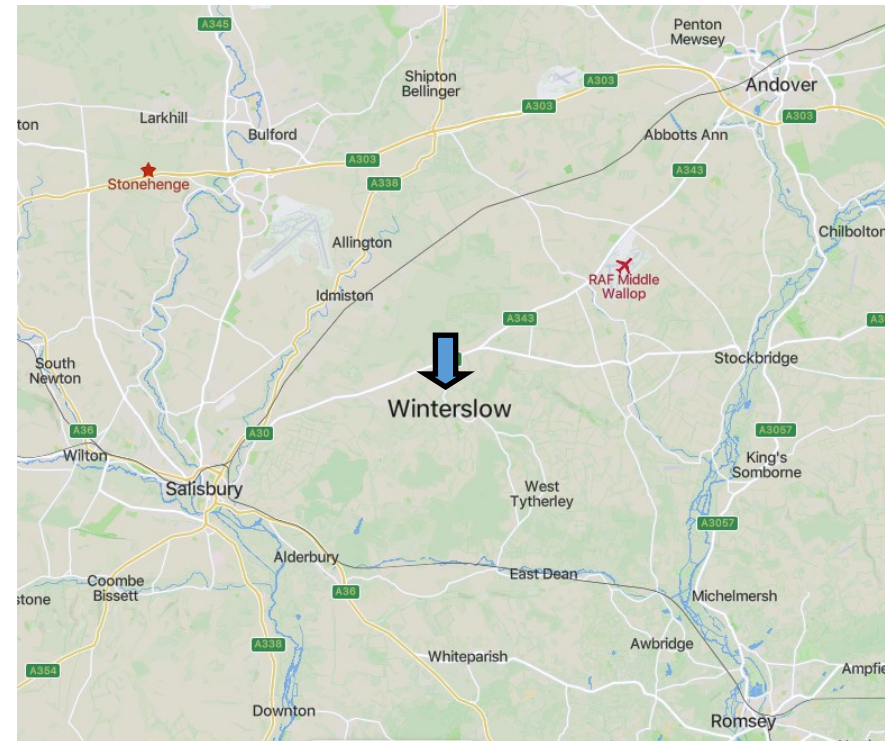


## Location

The pretty rural village of West Winterslow is surrounded by picturesque countryside and set off the main roads making it a quiet place to live and ideal for enjoying various rural pursuits such as walking, riding and cycling with the Clarendon Way and Bentley Woods on the doorstep. The Shears is located off Witt Road, a no-through lane and just a few minutes walk from the village hall, from where there is a direct path to the centre of the village. Winterslow offers a fantastic range of local amenities within close proximity including a village shop, post office, doctors' surgery, pub, a modern village hall, a deli kitchen and two large recreation grounds. There is also a wonderful pre-school group and a local primary school.

The Winterslows are located approximately seven miles north east of the Cathedral city of Salisbury which has excellent recreational facilities including a cinema, leisure centre, arts centre, Post Office and theatre. The city also offers a thriving shopping centre and traditional market with a good train station offering London Waterloo in approximately 1hr 30mins. There are excellent private and state schools located in Stockbridge, Salisbury and Winchester including the girls and boys grammar schools located in Salisbury.

**\* Please note that there is a pump for the drainage which incurs a servicing charge. Please ask the agent for further details**





# High Level Specification

Finished to an exceptional standard, we would suggest that an internal inspection is essential to appreciate for yourself, the attention to detail shown.



## INTERNAL FINISH

- Internal doors in Suffolk style oak finish.
- Bespoke built-in wardrobes to dressing room.
- Traditional staircase with painted chamfered balustrades and oak stained handrail.
- Ceramic tiles to bathroom and en-suites.
- Karndean flooring to hallway, kitchen/dining and utility.
- Internal walls finished in Dulux White Mist. Joinery in Dulux satinwood 9010.

## KITCHEN

- From independent local specialist, Poole Kitchens.
- Comprehensively fitted with high specification in-frame Shaker style wall, floor and peninsula unit (with 30mm quartz worktops) and matching upstands.
- LED feature lighting to underside of wall units.
- Neff integrated appliances including vented induction hob, main oven, combination oven/microwave, warming drawer, integrated dishwasher and fridge/freezer.

## BATHROOM & EN-SUITES

- Contemporary white Roper Rhodes sanitary ware.
- Chrome taps and fittings.
- Thermostatic shower valves.
- Porcelanosa Lenzo wall and floor tiling.
- Chrome multi rail towel warmer radiators.
- Shaver sockets and mirrors.
- LED lighting in master en-suite.

## ELECTRICAL

- Extensive electrical power, light and telephone outlets.
- TV aerial points and Cat6 outlets plus several WiFi extenders.
- Full fibre broadband to the property.
- Recessed LED downlights in kitchen, cloakroom, utility, bathroom and en-suites.
- Fitted smoke detectors and carbon monoxide sensor.

## ENERGY SAVING FEATURES

- Air source heat pump providing underfloor heating to ground floor and radiators to first floor.
- Photo-Voltaic panels inset into roof with inverter and a 5kWh battery storage system enabling potentially significant savings on energy costs.
- High performance insulation to roof and external walls.
- Energy efficient double glazed windows and doors.
- Fast 7kWh external EV charging point.
- PV and battery arrangement potentially saves up to half of annual running costs.

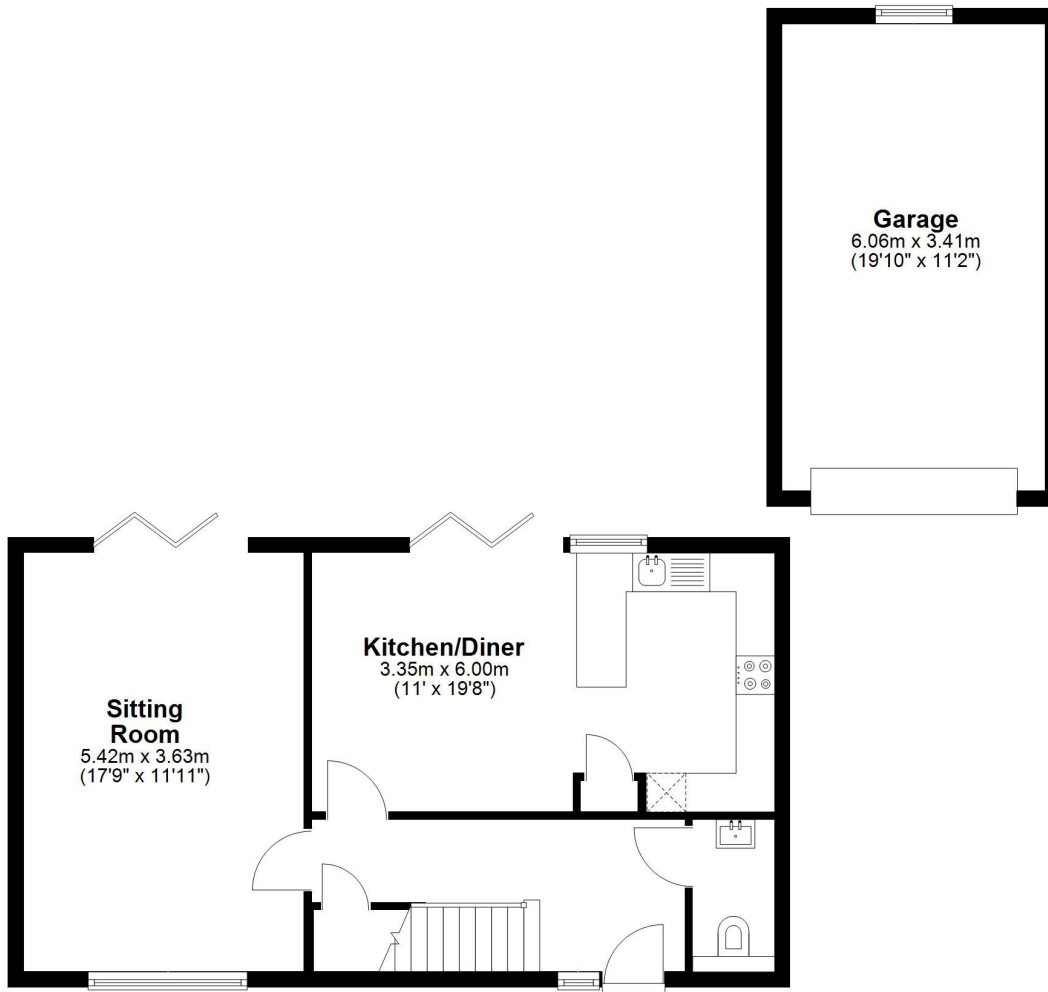
## EXTERNAL

- Flint panels set into brickwork.
- Natural limestone patio terrace.
- Landscaped gardens.
- Turfed garden.
- Lights to the front porch and rear garden.
- Gravel driveway.
- Detached garage with power, lighting and electric doors.



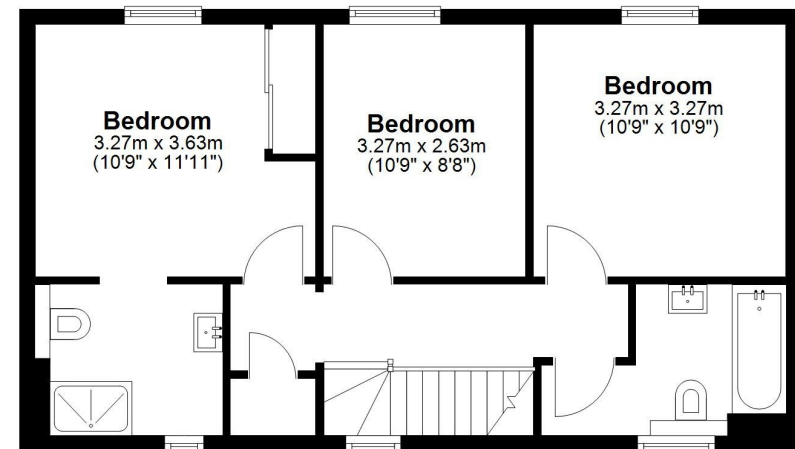
## Ground Floor (incl.garage)

Approx. 73.4 sq. metres (789.8 sq. feet)



## First Floor

Approx. 51.8 sq. metres (557.5 sq. feet)



Total area: approx. 125.2 sq. metres (1347.3 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

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**Call.** 01264 810 400

**Email.** [stockbridgeresidential@myddeltonmajor.co.uk](mailto:stockbridgeresidential@myddeltonmajor.co.uk)

**Click.** [myddeltonmajor.co.uk](http://myddeltonmajor.co.uk)

**Visit.** The Old Police House, High Street, Stockbridge, Hampshire, SO20 6HE

