

Dove Barn  
West Winterset





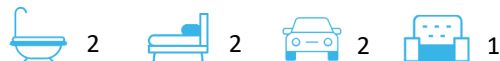




## A brand new Rivendale Gold Specification bungalow within the popular village of West Winterslow

Dove Barn, Back Drove, West Winterslow, Salisbury, SP5 1RY

Guide Price:  
£425,000



- 2 Bedrooms
- Driveway Parking for 2 Cars
- Bathroom and En-Suite
- Open Plan Kitchen/Dining/Living
- Fantastic Walking
- Popular Village with Amenities
- One Level Living
- Popular Village Location
- 10 Year Warranty
- Chain Free

### The Property

As a new build rather than a barn conversion, Dove Barn is the best of both worlds, with modern specification and energy efficiency and yet the character of a traditional agricultural barn. The construction is traditional block built under a tiled roof with oak weather boarding cladding on the outside. One of three brand new high specification 'Rivendale Gold Spec' properties nearing completion in a semi-rural setting within the popular village of West Winterslow. Each property is individual in style and boasts underfloor heating, air source heat pump, Quooker taps and Quartz worktop.

The front door leads to the hallway which has a useful coat cupboard and access to a fantastic triple aspect kitchen/living area which will no doubt be the heart of the home. The open-plan living opens up to the south-east facing patio with bi-fold doors.

The kitchen /living area has Symphony floor and wall units, Quartz worktops, Quooker tap, Bosch and Hotpoint appliances including induction hob with extractor, fridge/freezer and dishwasher. From the hallway there are two bedrooms and a bathroom. The principle bedroom benefits from having an en-suite shower room and built-in wardrobes. Bedroom two is at the front of the house making it ideal for use as a study.

**Services** - Mains electricity, water and drainage are connected.  
Heating by air-source heat pump.

### Tenure

Freehold

### EPC Rating

B (83)

### Outgoings

Council Tax Band: TBC

### Size

715 sqft (total)

Stockbridge 10 Miles • Salisbury 7 Miles • Grateley Station 8 Miles









## Outside

Dove Barn has been fully landscaped with block paved drive, turfed lawn and a patio aside the bifold doors to the living room, so fully finished for low maintenance or a blank canvas for a gardener to get their teeth into. There is a parking space on the driveway for two cars.

## 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 Barns are located down a rural byway a few minutes walk from the village Church. 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.



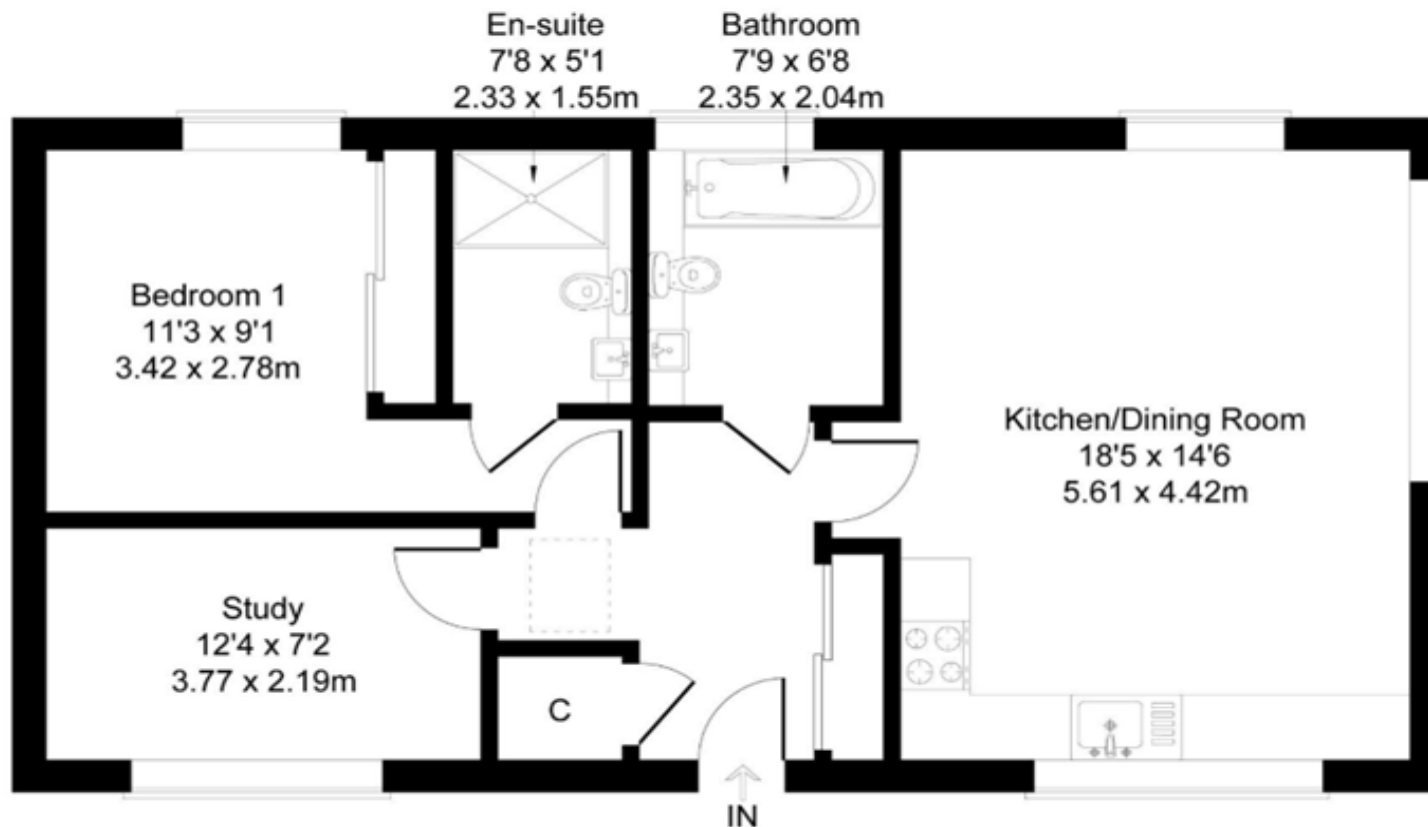
The Winterslows are located approximately seven miles north east of the Cathedral city of Salisbury which has excellent recreational facilities including a cinema, leisure centre, arts centre, Post Office and theatre. The city also offers a thriving shopping centre and traditional market with a good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



# Dove Barn Back Drove The street West Winterslow Salisbury SP5 1RY

Approximate Gross Internal Area

715 sq ft - 66 sq m



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

### Disclaimer Notice

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# Specification

## Internal Finish

- Oak veneer internal doors with quality door furniture.
- LVT flooring throughout (bedrooms carpeted)
- High quality carpet in bedrooms.

## Kitchen

- Extensive high specification shaker style wall and floor units in Harbour Grey from Symphony.
- Worktops—20mm Belgium Blue quartz.
- Quooker combination to tap.
- Bosch integrated appliances including vented induction hob, double oven, fridge freezer and dishwasher.
- Franke sink.
- Hotpoint 8kg washing machine.

## Bathroom & En-Suites

- Luxuriously appointed bathrooms with Roca sanitary ware.
- Full size bath in bathroom.
- Double shower to en-suite.
- Heated towel rail radiators.
- Walls and floor tiled.
- Vanity Units.
- Shaver sockets.
- Window to bathroom.

## Electrical

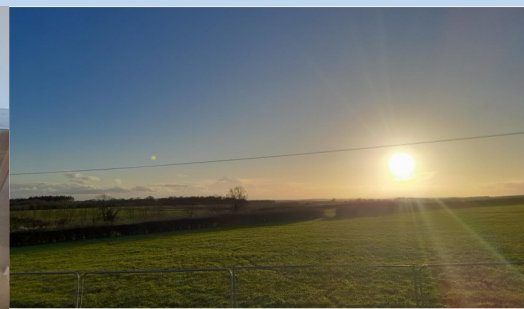
- Chrome switches to kitchen.
- Single-phase supply.
- Extensive electrical power, light and telephone outlets.
- Full fibre broadband to property. FTTP.
- Fitted smoke detectors and carbon monoxide sensor.

## Energy Saving Features

- Air source heat pump providing underfloor heating.
- High Performance insulation to roof and external walls.
- Energy efficient double glazed windows and doors.

## External

- Stone Patios.
- Aluminium double glazed windows and bi-fold doors, composite front door.
- Weatherboard clad in black oak.
- Fully turfed.
- Block paved driveway.
- Two parking spaces.
- EV charging point.
- Bike and Bin storage.
- Tap, lighting and power points.
- Picket fence to the front boundary.
- Close-board fencing to rear and side boundaries.







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