

The Hayloft  
West Winterslow







## A new build house, built in a traditional barn style by Rivendale Homes in the popular village of Winterslow.

The Hayloft, Back Drove, West Winterslow, Salisbury, SP5 1RY

Guide Price:  
£,695,000



- 3 Bedrooms
- Driveway Parking for 1 Car, with 2 additional spaces allocated for The Hayloft.
- Open Plan Kitchen/Dining/Living
- Fantastic Walking
- 2 En-Suites

- Popular Village with Amenities
- Flexible Living Spaces
- Popular Village Location
- 10 Year Warranty
- Chain Free

### The Property

As a new build rather than a barn conversion, The Hayloft 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 brick built under a tiled roof with contemporary zinc cladding to one side. 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 tap and Quartz worktop.

The front door leads to the light and spacious hallway which has a useful coat cupboard and has the access to the fantastic double aspect kitchen/dining area which will no doubt be the heart of the home. The open-plan living opens up to the patio with bi-fold doors. Off the main living space, there is a cosy snug and a utility room.

The kitchen /living area has Symphony floor and wall units, Quartz worktops, Quooker tap, Bosch, Hotpoint and Elica appliances including induction hob with extractor, fridge/freezer, wine cooler and dishwasher. From the hallway there is an ensuite bedroom, whilst upstairs, there is an additional ensuite bedroom, a further double bedroom and a bathroom.

**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

1,550 sqft (total)

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





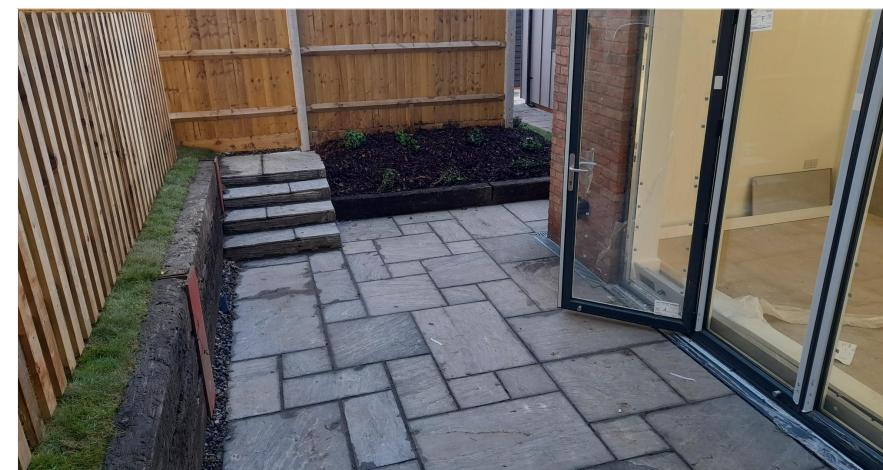
## Outside

The Hayloft has been fully landscaped with block paved drive, turfed lawn and a patio aside the bifold doors to the kitchen/ dining / family room, 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, with two additional spaces immediately across the byway.

## 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 Clarenden 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.



The Hayloft Back Drove The street  
West Winterslow Salisbury SP5 1RY

Approximate Gross Internal Area

1505 sq ft - 140 sq m

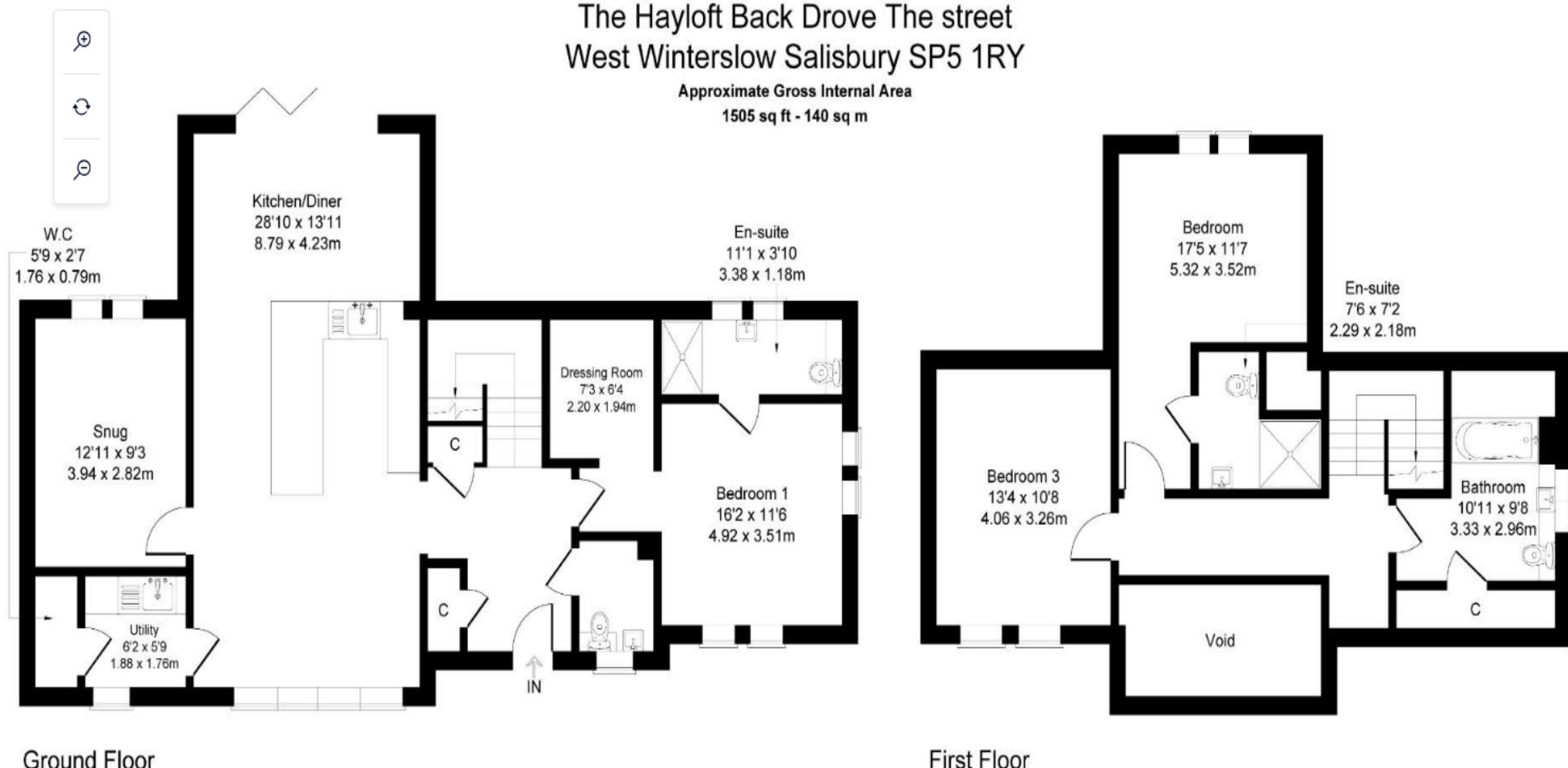


Illustration for identification purposes only, measurements are approximate, not to scale.

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# Specification

## Internal Finish

- Oak veneer internal doors with quality door furniture.
- Bespoke oak timber feature staircase.
- LVT flooring downstairs bar;
- High quality carpet in bedrooms and sitting room and on stairs.

## Kitchen

- Extensive high specification shaker style wall and floor units in concrete from Symphony.
- Island Unit comfortably sits three people and provides additional storage and food preparation area.
- Worktops—0mm white quartz
- Quooker combination to tap.
- Bosch integrated appliances including vented induction hob, double oven, fridge freezer, wine cooler and dishwasher.
- Franke sink.

## 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.
- Windows to bathroom and principle en-suite.

## Electrical

- Chrome switches to kitchen.
- Chandelier light fittings in dining area .
- 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 downstairs, radiators upstairs.
- High Performance insulation to roof and external walls.
- Energy efficient double glazed windows and doors.

## External

- Stone Patios.
- Aluminium double glazed windows, composite front door.
- Weatherboard clad in black.
- Fully turfed.
- Block paved driveway and parking area.
- Three 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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