



## ORIOLE HOUSE HIGH STREET FIGHELDEAN

An impressive, detached, modern home, very well maintained and with a delightful garden







Built during the course of 1999, Oriole House is an impressive, modern, detached property of red brick and flint elevations beneath a tiled roof. The care taken with the build is still evident today and the house has been home to our client since new which stands as a great recommendation for this appealing home. Internally the rooms are light and airy and many of them have delightful views down the impressive garden and over countryside beyond.

The house sits in the centre of the village where it is tucked back from the village road and it has all the conveniences of being within walking distance of the local amenities – primary school, church and village hall. There is a wide range of services in Bulford (approximately 5 minutes drive) or Amesbury, which lies 3 miles to the south. The cathedral city of Salisbury lies 12 miles south and has an excellent range of shopping, leisure and cultural facilities as well as a mainline station with trains to London Waterloo, journey time approximately 90 minutes. Trains to London can also be found at nearby Grateley and Pewsey.

Figheledean is well situated for access to some of the stunning countryside forming Salisbury Plain, and the house actually sits within a conservation area.

It is also conveniently located for access to the A303 which gives access to London and the west country. There is a bus service through the village and numerous opportunities for outside pursuits in the surrounding countryside.

The house is approached via a shared gravel drive which leads to the private off street parking and turning area. This in turn leads to the sheltered front door of the property which opens into the:-

#### **ENTRANCE HALL**

Wide and welcoming with space for several pieces of furniture and with a useful understairs storage cupboard. Stairs to the first floor landing, telephone point.

#### **STUDY**

Of generous proportions, this has a window overlooking the parking area and an attractive shelved recess. Telephone point.

#### **SITTING ROOM**

A light room with glazed double doors opening onto the garden and an open fire place with a wooden mantelpiece and surround and granite hearth. There are attractive built in display shelves, a television point and three 3 amp lamp sockets.



#### **CLOAKROOM**

Naturally dividing into a useful space suitable for coats and boots etc and a separate WC fitted with a white suite of low level WC and pedestal wash hand basin with chrome fittings and attractive tiled splashbacks. Extractor fan.

#### **DINING ROOM**

With a wide window with an appealing view of the garden and ample space for a large dining table and associated furniture. Wooden double doors open through to the family room which can further maximise the opportunities for entertaining. Three, 3 amp lamp sockets.

#### **KITCHEN**

Well fitted with an excellent range of high and low level storage units, incorporating a built in dishwasher and electric Zanussi oven along with a built in Zanussi tall fridge freezer. The worktop incorporates a 1 ½ bowl composite sink and drainer unit with mixer taps over, and a four ring halogen hob with extractor hood over. Underunit lighting, tiled flooring, built in shelving and space for a breakfast table. Ceiling spotlights, telephone point and opening to:-

### UTILITY AREA

With a door opening into the garden, a floor mounted, oil fired Eurostar boiler for central heating and hot water and with space and plumbing for a washing machine. Hatch to loft space, built in storage, tiled flooring, tiled splashbacks and door to:-

### FAMILY ROOM

Another light room with glazed double doors opening onto the garden, television and telephone points.

From the entrance hall, stairs lead to the first floor landing which has a hatch to the loft space. We understand this is partially boarded and has a pull down ladder. There is a good sized airing cupboard with built in shelving and a lagged hot water tank. NB. Please note the rooms are listed in order of viewing rather than size.

### BEDROOM 1

A good sized and light double bedroom overlooking the village road, with a built in wardrobe and door to:-

### EN SUITE SHOWER ROOM

Fitted with a white suite of low level WC and pedestal wash hand basin with a fully enclosed shower cubicle with Mira shower. Attractive tiled splashbacks, wall mounted mirror and extractor fan.

### BEDROOM 2

Currently used as the primary bedroom, this has a delightful view of the garden and adjoining gardens and countryside. Built in double wardrobe, telephone and television points and door to:-



### EN SUITE SHOWER ROOM

Fitted with a white suite of low level WC, pedestal wash hand basin and fully enclosed shower cubicle with Mira mixer shower. Attractive tiled splashbacks, extractor fan and shaver point.

### BATHROOM

Fitted with a white suite of low level WC, pedestal wash hand basin and deep bath with mixer taps and hand held shower attachment. Attractive tiled splashbacks, wall mounted mirror, shaver point and window overlooking the garden. Extractor fan.

### BEDROOM 3

Another double room with an appealing outlook over the garden. Built in double wardrobe.

### BEDROOM 4

A double room with a built in double wardrobe, this room overlooks the village road. Built in shelving.

### OUTSIDE

To the front of the property is off street parking and turning for several cars and to one side of this lies the single garage (10'7" x 17'3"). This has an up and over door, electric light and power along with a pedestrian door and space in the rafters for additional storage. There is access around both sides of the property to the rear garden. This is a particular delight and has been carefully designed, planted and tended by our client. It naturally divides into several 'rooms' with numerous flower beds and extensive planting, designed to give colour and interest all year round. A pergola shelters a terrace closest to the house and this is just one of several spaces in which to sit out.



Towards the end of the garden is a large ornamental pond and to one side of the garden is a cleverly concealed 'utility' area with a vegetable plot and garden shed. Oil tank, outside tap.

### SERVICES

Mains electricity, water and drainage are available. Oil fired central heating and solar panels to supplement the hot water supply.

### BROADBAND

BT.com suggests that maximum speeds of 80MB are available with fibre broadband through BT.

### COUNCIL TAX

Band G. Charge for 2016/2017 – £2,784.73

### TENURE

Freehold

### POSTCODE

SP4 8JJ

### TO VIEW

By appointment only please through Myddelton & Major, 49 High Street, Salisbury, SP1 2PD.

Tel 01722 337575

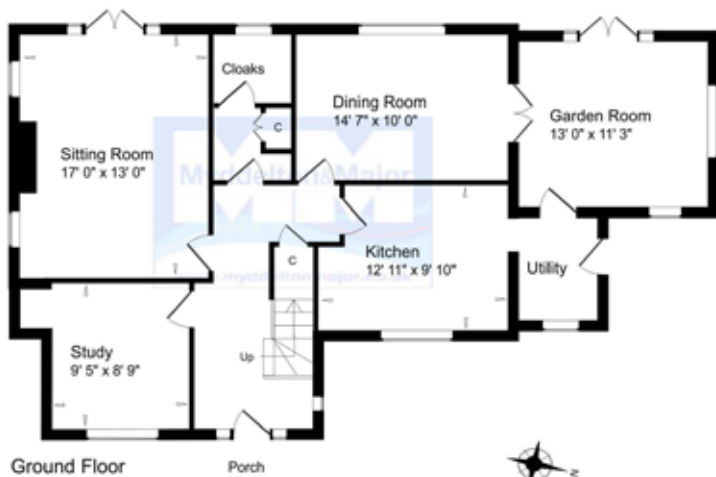
### MONEY LAUNDERING REGULATIONS 2017

Please note, purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Our Reference: 18749.171109





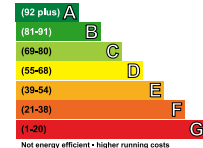


Approximate Gross Internal Floor Area 1,815 Sq. Ft/ 169 Sq. M



#### Energy Efficiency Rating

Very energy efficient • lower running costs



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



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