

Myddelton&Major

Cedar Lodge

HURDCOTT LANE, WINTERBOURNE EARLS





Cedar Lodge, Hurdcott Lane Winterbourne Earls, Salisbury, SP4 6HL

- Detached
- 5 Bedrooms
- Modern Fitted Kitchen
- Large Gardens of Circa .4 acre
- Outbuilding/Workshop
- Popular Village Location
- 3 Bathrooms
- Off-Road Parking and Garage
- 2200+ sqft of Accommodation
- EPC B

The Property

Set in generous gardens and grounds of circa 0.4 acre the aptly named Cedar Lodge is a cedar shingle clad property with a tiled roof. The property was recently extended to include a notable principal bedroom suite and double bedroom, study, bathroom and kitchen, this substantial property also has solar panels installed contributing to a fantastic energy efficiency rating of 'B'. Most of the accommodation is on the ground floor offering comprehensive flexible living space.

There are three double rooms on the ground floor and a large single, all are complimented by two well appointed bathrooms, with nearly all the rooms benefiting large windows offering up lots of light and good views over the gardens.

The well appointed kitchen has a lovely contemporary feel being largely handleless with a quartz work surface and a central island, there is plenty of above and below counter storage as well as an inset electric hob and chest height ovens. The kitchen over looks the drive and the garden.

The kitchen is open plan through to the sitting room and has plenty of space for a large kitchen table. The sitting room is an impressive space and again enjoys a wonderful view over the gardens.

A beautifully presented and spacious 5 bedroom family home, set in the middle of a large garden of circa 0.4 acre in a popular village location.

Tenure: Freehold

Size: 2275 ft²

EPC Rating: B (83)

Council Tax Band: D



5



3



3



4

Services - Mains electricity, water and drainage. Gas & Solar heating and hot water. Ofcom suggests broadband speeds of up to 1000Mbps are available and that all major mobile networks should have good coverage.

A303 6 Miles • Salisbury Cathedral 4.5 Miles • Hospital 5.3 Miles • Salisbury Station 4.3





Outside

The property is set within generous gardens of circa .4 acre which wrap around the property giving roughly four compartmentalized garden areas. The Western boundary is demarked by a stunning high wall. A short drive leads up to a gravel parking area to the front of the house, there is ample parking for a number of cars (with potential further increase). There are raised beds perfectly positioned in a sunny position, a single garage and a wood store. A substantial outbuilding offers a fantastic opportunity to have a home office or games room or indeed workshop.

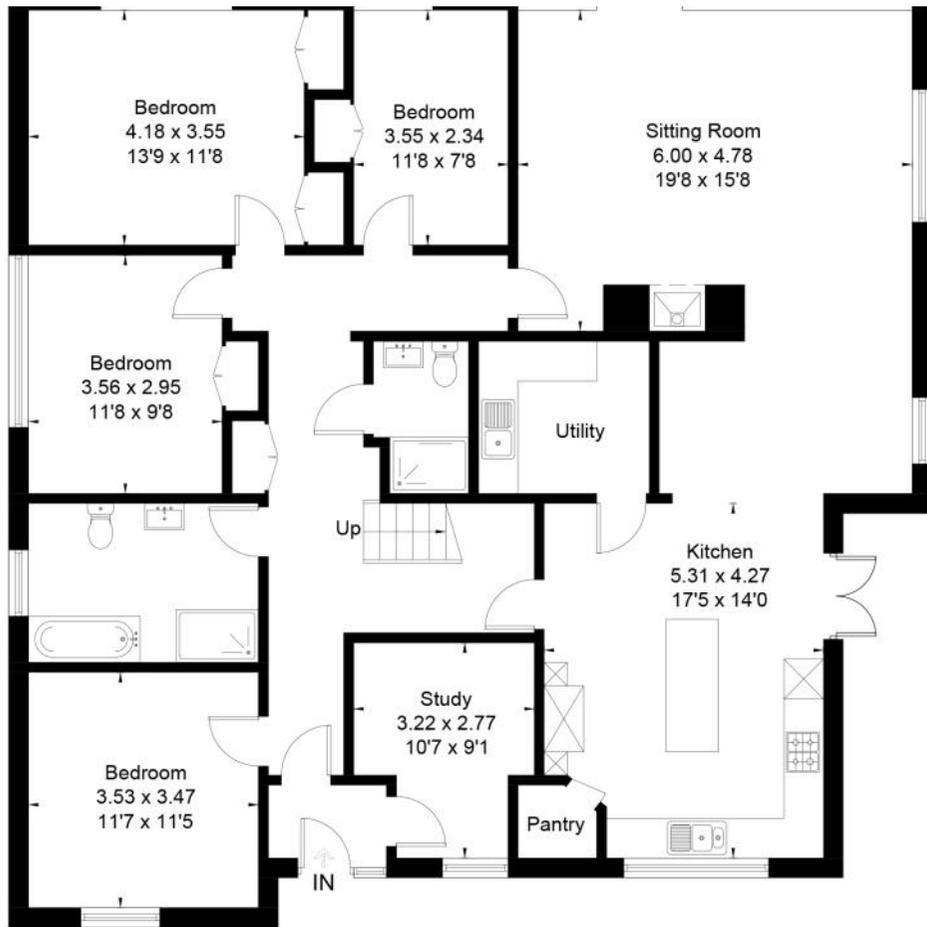
Location

Hurdcott is a small Hamlet located in the heart of the Bourne Valley, situated approximately three miles north of the Cathedral city of Salisbury and on the Southern outskirts of the village of Winterbourne Earls. There is a regular bus service to the city centre, with a stop nearby to the property where Hurdcott Lane meets the A338. Winterbourne Earls, which interconnects with Winterbourne Dauntsey and Winterbourne Gunner, has an excellent range of facilities including churches, primary school, nursery school, cricket club and public house.

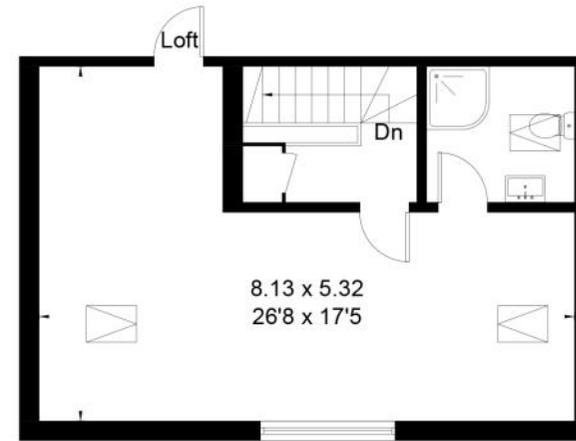




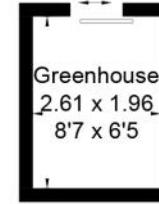




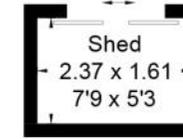
Ground Floor



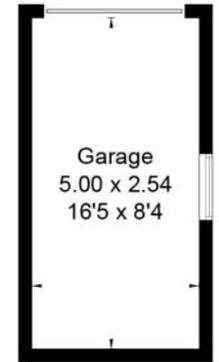
First Floor



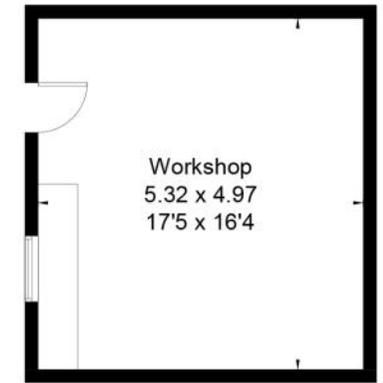
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #85586

Disclaimer Notice

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and everything in between