



Foinaven The Street

Salisbury, SP5 1SX

Asking price £595,000



A truly unique split-level bungalow within a lovely village setting. Foinaven is an architect-designed and individually built bungalow offered in good order, yet with huge scope to personalise. The property has particularly generous accommodation, which yields four bedrooms, two bathrooms, kitchen, utility room, cloakroom and dining room – the standout room, however, is the 8.22m x 4.96m sitting room, which overlooks a lovely ‘courtyard’ area of garden. Foinaven has been designed and built to amplify its aspect with a huge level of glazing being one of its standout features. The property can only be truly appreciated by an internal viewing. Outside the bungalow has a good size garage, driveway for 4-5 cars and a manageable well stocked garden, which wraps around all sides of the property. Foinaven sits within a lovely setting on the outskirts of West Winterslow. The property has the Clarendon Way and open countryside a few metres from its front door. The village has a whole host of amenities including church, shop, public house, school, doctors’ surgery and community centre. It also provides easy access to Salisbury.



Storm Porch

Tiled floor. Outside light. Door to entrance hallway and garage.

Entrance Hallway

Radiator. Feature glazed wall. High level cupboards. Airing cupboard. Steps up to sitting room.

Cloakroom

Low-level push button WC and vanity basin with mixer tap. Tiled splash backs and floor, obscure double-glazed window to front aspect, shaver point and ceiling spotlights.

Sitting Room 26'11" x 16'3" (8.22 x 4.96)

Hugely impressive room with double-glazed doors to courtyard area. Open fireplace with stone surround and breast with wooden mantle/shelving. Drop down cinema/media screen. Two double radiators. Steps down to:

Dining Room 16'3" x 13'1" (4.96 x 3.99)

Double-glazed windows to side and rear garden. Double radiator. Vaulted ceiling with feature beam.

Kitchen 13'1" x 9'9" (3.99 x 2.99)

Matching wooden fronted wall and base units with worksurface. Inset Neff electric hob with extractor hood over. Eye-level Neff double oven, integral dishwasher and space for fridge/freezer. Inset stainless steel sink unit with mixer tap, tiled splash backs and floor. Double glazed window to side aspect, ceiling spotlights. Arch to:

Utility Room

Further matching range of units with worksurface over. Inset stainless steel sink unit with mixer tap. Space for washing machine and fridge/freezer. Tiled splashbacks and tiled floor. Double glazed door to side.

Inner Hallway

Feature double-glazed curtain wall. Double width airing cupboard. Two radiators.

Bedroom One 14'3" x 10'8" (4.36 x 3.27)

Double-glazed window to front and side aspect. Radiator. Built-in double wardrobe.

En-Suite

Refitted white suite comprising push button WC, pedestal basin and tiled shower enclosure with thermostatic controls. Tiled walls and floor.

Bedroom Two 11'8" x 10'0" (3.58 x 3.06)

Double-glazed window to rear aspect. Radiator. Two built-in double wardrobes. Vanity unit with sink, cupboards and drawers.

Bedroom Three 11'1" x 7'3" (3.39 x 2.23)

Double-glazed window to rear aspect. Radiator and built-in double wardrobe. Access to loft space.

Bedroom Four 11'8" x 7'7" (3.58 x 2.32)

Double-glazed window to side aspect. Radiator. Double width storage cupboard

Family Bathroom

Grey suite comprising WC, pedestal basin with panelled bath and substantial walk-in shower enclosure/wet room with tiled walls and thermostatic controls. Obscure double-glazed window, radiator, wooden style flooring and ceiling spotlights.

Outside

To the front of the property is a brick paved driveway providing parking for 4-5 cars with an outside tap and light, also giving access to the garage.

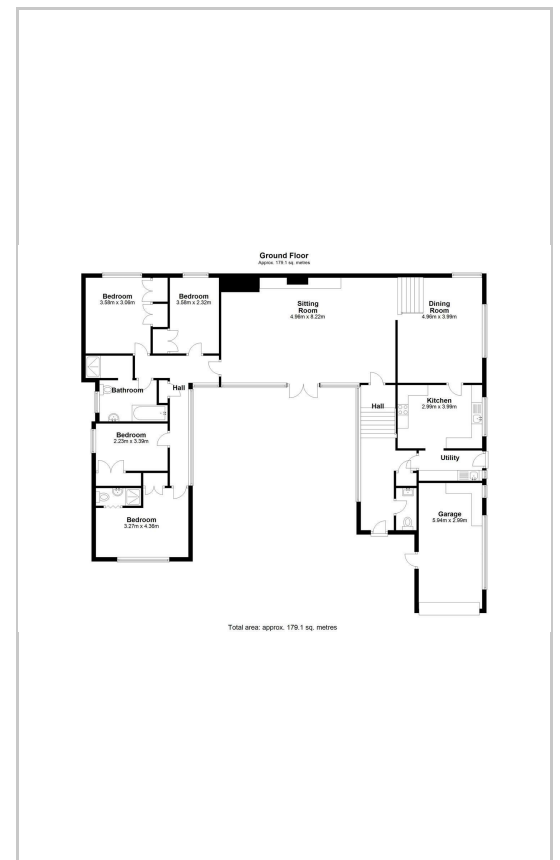
Garage - Up and over door to front, pedestrian door to front storm porch. Obscure double-glazed window to side aspect. Floor-mounted Grant oil boiler. Power and light. Access to loft space.

Steps lead up from the drive to a brick paved path, which leads past a lawn surrounded by well-stocked flower beds. The level area of lawn continues to a generous patio, which sits outside the sitting room and provides a fantastic entertaining space. The brick path continues toward the rear of the side of the property where a raised vegetable plot/flower border can be found along with a greenhouse. As you continue toward the rear of the bungalow, an additional, more modest, gravel/paved area can be found with a further range of planting and garden shed. The path continues along the rear with more planting. As the path turns to the side of the bungalow it forms a more generous paved area with further flower beds, outside tap/light and oil tank.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.