



## Staplegrove Whitchers Meadow

Alderbury, SP5 3TL

£550,000



Staplegrove is a truly unique bungalow offering very generous accommodation which can only be appreciated by a viewing. The property has a long list of features, the stand out being the 7.66m x 5.66m reception room with vaulted ceiling and feature glazed wall, a truly spectacular space. The spacious feel continues into a high specification 5.85m kitchen, three substantial bedrooms, two bathrooms and utility room. Staplegrove benefits from double glazing, gas heating and is generally offered for sale in good order throughout. Outside the property has a generous, yet manageable, plot which provides an attractive front garden overlooked by a decked seating area and very private rear garden with views over open farmland.



## Location

Located in this small cul-de-sac, Staplegrove is very well placed within the popular village of Alderbury. The village boasts two shops (one with post office), village school, church, public house and recreation ground. Numerous countryside and woodland walks are close by and the location provides great access to Salisbury, Romsey as well as Southampton/M27.

## Directions

From the A36 Southampton Road turn right towards Alderbury. As you enter the village turn left onto Clarendon Road and then next right into Whitchers Meadow. The property is located at the end of the cul-de-sac.

## Entrance Porch

Part glazed front door to:

## Entrance Hall

Airing cupboard housing water tank, inset ceiling spotlights, 2 radiators. Opening to:

## Vaulted Sitting/Dining Room 25'1" x 18'6" (7.66m x 5.66m)

Feature vaulted ceiling glazed wall with French doors to front decked area, television aerial and telephone points, wall mounted electric fire, 3 radiators, wooden flooring. Opening to:

## Kitchen/Breakfast Room 19'2" x 11'7" (5.85m x 3.54m)

Cream fronted base and wall units with worksurface over, central island unit with drawers and breakfast bar, double doors and windows to rear garden. Sink and drainer. Integrated dishwasher, electric oven, hob and grill, space for fridge/freezer.

## Utility Room 11'5" x 5'4" (3.49m x 1.63m)

Base and wall cupboards, sink and drainer, space for fridge/freezer, part glazed door to garden.

## Bedroom One 18'6" x 15'1" (5.66m x 4.62m)

Window to rear aspect and double doors and window to side aspect, 2 radiators, door to walk-in wardrobe with fitted shelving, drawers, hanging rail and radiator.

## En-suite Bathroom

Fitted white suite comprising shower cubicle, low level WC, panelled bath and wash hand basin with cupboard under. Heated towel rail, fully tiled walls, extractor fan, inset ceiling spotlights, automatic lighting, window to side aspect.

## Bedroom Two 17'4" x 11'8" (5.29m x 3.57m)

Radiator. Window to front aspect.

## Bedroom Three 13'0" x 11'8" (3.98m x 3.57m)

Window to side aspect. Radiator. 2 x mirror fronted double wardrobes. Access to boarded and insulated loft.

## Bathroom

Jacuzzi bath and separate shower cubicle. Wash hand basin with cupboard under, low level WC, heated towel rail, tiled walls and floor, inset ceiling spotlights, and extractor fan. Obscure window to side aspect.

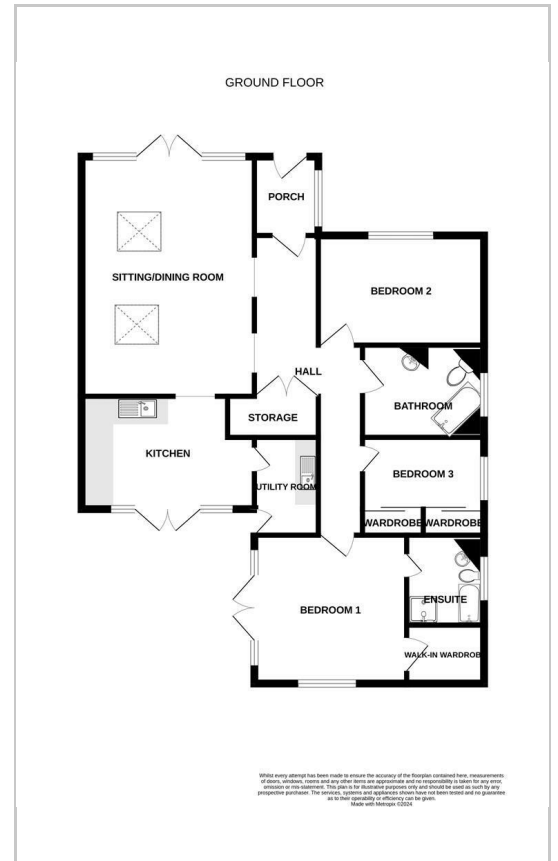
## Outside

The property has a generous yet manageable plot with usable garden to the front and rear of the bungalow. To the front is an expansive gravel drive and turning area providing space for numerous vehicles and potentially a garage (subject to planning consent). Steps lead up to a generous decked seating area, pedestrian path to either side. The rear garden is very well enclosed by mature hedgerow and fencing. Immediately outside the kitchen and master bedroom is a patio, beyond is an area of lawn with views over open farmland.

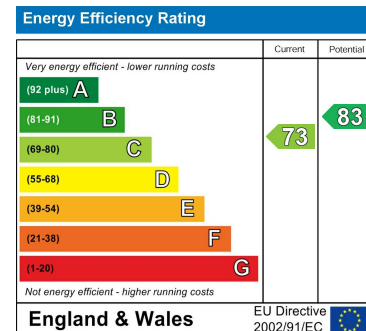
## Area Map



## Floor Plans



## Energy Efficiency Graph



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