



Birch House, 187 Avondown Road, Durrington, Salisbury, Wiltshire,  
SP4 8JE

Guide Price £540,000 Freehold

**An individually designed, detached four bedroom house finished to a high specification. Completion due in September 2022.**

### **Directions**

Leave Salisbury on the A345 road towards Amesbury. Continue through the town and across the A303 and at the next roundabout turn right towards Bulford. At the next roundabout by the petrol station turn left before taking the first right in to Avondown Road. Birch House is the first property on the right hand side.

### **Description**

Due for completion in September 2022, this is a terrific opportunity to buy an exceptional individually designed detached house with a southerly facing garden and off road parking for three cars. The house is situated in a quiet location within this popular area of the village. Built to a high specification and finished to a very high standard, the elevations are part clad and attractive brick under a tiled roof whilst the internal fittings include oak veneer doors, underfloor heating (ground floor), bi-fold doors from the sitting room and kitchen/dining room in to the garden, PVCu double glazed windows in a conservation style, oak balustrades with glass panels to the staircase, and quality kitchen units with integrated appliances and all bathroom suites are fitted in a contemporary style. The property will have an air source heat pump for central heating and attractive front and rear landscaped gardens. The property will also benefit from a 10 year NHBC guarantee. Avondown Road has a mixed stock of attractive housing and is conveniently within this popular village, with easy access to the countryside for walking and cycling. Durrington has an excellent range of amenities including supermarkets (Tesco nearby), doctors and dentists surgeries and schools (primary and secondary). The nearby town of Amesbury lies approximately one mile away with an excellent range of further amenities and the A303 also lies nearby serving London and the West Country. Salisbury lies ten miles to the south and can also be reached by a regular bus service.

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Entrance Hall**

**Sitting Room 20'0" x 14'1" (6.10m x 4.30m)**

**Kitchen/Dining Room 14'1" x 13'1" (4.3m x 4.00m)**

**Utility 14'1" x 6'6" (4.3m x 2.00m)**

#### **Cloakroom**

#### **First Floor - Landing**

**Bedroom One 20'0" x 14'1" (6.10m x 4.30m)**

#### **En-suite**

**Bedroom Two 10'2" x 9'10" (3.10m x 3.00m)**

**Bedroom Three 9'10" x 7'2" (3.00m x 2.2m)**

**Bedroom Four/Study 7'2" x 5'10" both max (2.2m x 1.8m both max)**

**Bathroom 9'2" x 6'6" (2.80m x 2.00m)**

#### **Outside**

#### **Services**

Mains water, electricity and drainage are connected to the property. Air source heat pump.

#### **Outgoings**

The Council Tax Band is to be advised.

#### **Agents Note**

The kitchen photo is for illustrative purposes only to show which units will be installed.



Total area: approx. 154.7 sq. metres (1664.7 sq. feet)



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