

1 Skylark Close

Woodfalls, Salisbury, SP5 2EY

SPENCERS







Constructed in 2022 by the highly regarded local developer Nord Homes, this exceptional four-bedroom detached home offers beautifully presented, contemporary accommodation that has been further enhanced by the current owners to create an elegant and light-filled family home.

The Property

The accommodation has been thoughtfully designed for modern family living, with underfloor heating throughout the ground floor and a wonderful sense of space and natural light. A welcoming entrance hall leads to a cloakroom and an attractive sitting room enjoying a pleasant outlook to the front.

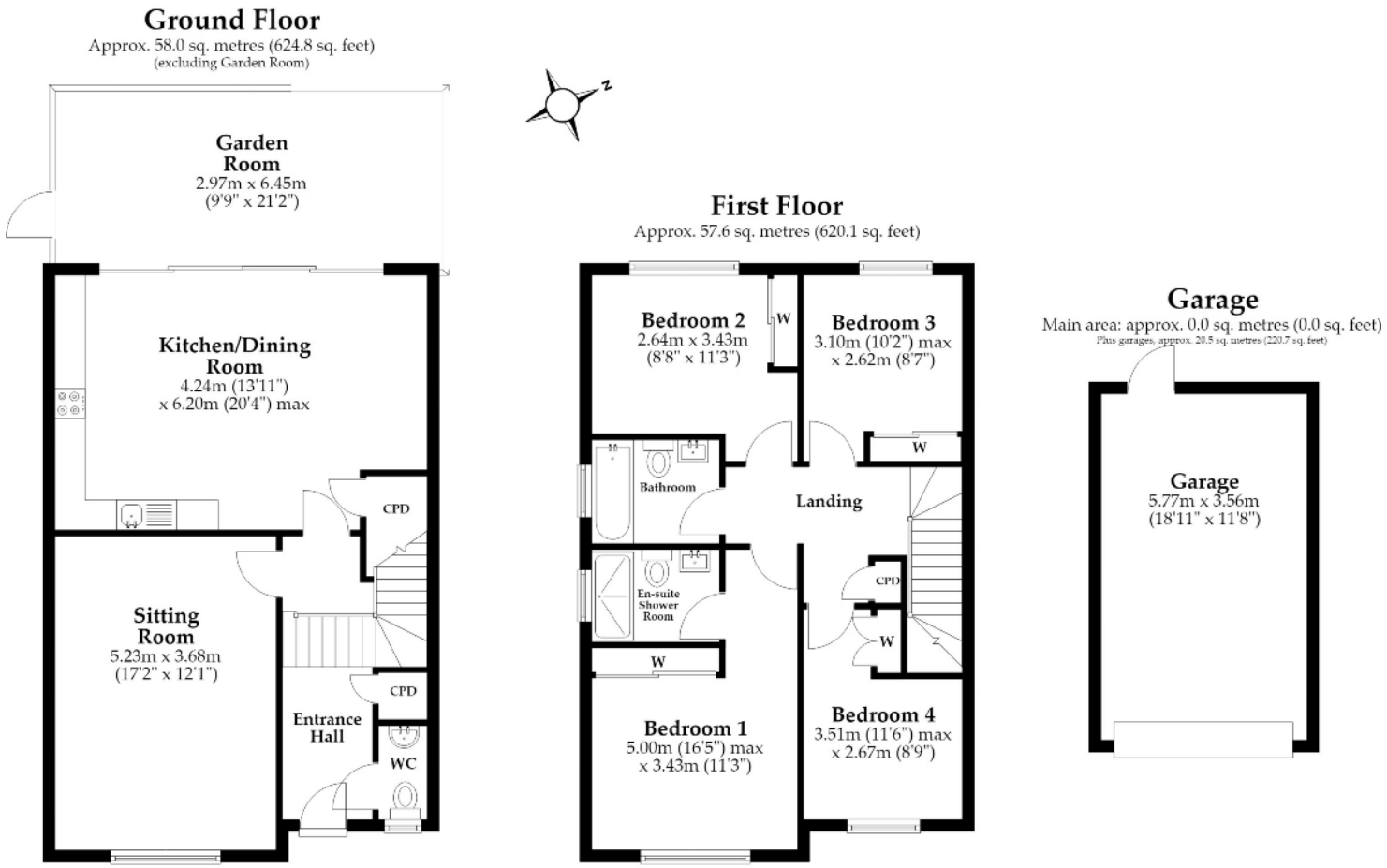
To the rear of the property, the superb open-plan kitchen and dining room forms the heart of the home, beautifully appointed with an extensive range of Shaker-style cabinetry, integrated appliances and generous preparation space.

£550,000

4 1 2

FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.



Main area: Approx. 115.7 sq. metres (1244.9 sq. feet)
Plus garages, approx. 20.5 sq. metres (220.7 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.











Occupying a private position within the sought-after village of Woodfalls, on the northern edge of the New Forest National Park, the property combines modern luxury with an enviable lifestyle, offering generous parking, a detached garage and a beautifully landscaped rear garden.

The Property Continued…

A defined dining area opens seamlessly through wide sliding doors into a stylish glazed garden room, creating a superb extension of the living space and providing the perfect setting for year-round entertaining whilst enjoying views across the garden.

The first floor offers four well-proportioned bedrooms, three of which benefit from recently fitted wardrobes. The principal bedroom enjoys a contemporary en-suite shower room, whilst the remaining bedrooms are served by a beautifully appointed family bathroom complete with a rainfall shower over the bath.





Outside

To the front, a generous driveway provides off-road parking for a number of vehicles. Whilst, the rear garden has been attractively landscaped to create a private and peaceful outdoor space, predominantly laid to lawn with colourful planted borders, offering an ideal environment for both family life and entertaining.

Additional Information

Energy Performance Rating: B Current: 85 Potential: 95
Council Tax Band: E
Tenure: Freehold
Construction Type: Traditional brick and block

Managed Common Areas: The road is a managed common area. The annual cost to maintain this is approximately £150 per annum.

Services: All mains services connected
Heating: Gas central heating

Guarantees and Warranties: Remainder of new home and structural warranty. Structural is Build-zone Ltd and Nord Homes Ltd. Aug 2022.

Restrictive Covenants: No parking of large vans or caravans

Broadband: FFTP - Fibre to the property directly. Ultrafast downloads speeds of 1800Mbps are available at the property (ofcom)

Parking: Private driveway and garage





The Situation

Woodfalls is one of the area's most desirable villages, enjoying a thriving community and an enviable position on the edge of the New Forest National Park. The village offers an excellent range of day-to-day amenities including a popular village pub, shop and post office, together with sports clubs and well-regarded primary schools, whilst the nearby village of Downton provides further facilities. The cathedral city of Salisbury is within easy reach, offering an excellent selection of shopping, leisure and cultural amenities, together with direct rail services to London Waterloo. Immediate access to miles of open forest and countryside provides outstanding opportunities for walking, cycling and horse riding, making Woodfalls an exceptional place to call home.

Woodfalls enjoys an enviable position on the northern edge of the New Forest National Park, approximately 9 miles south of Salisbury and within easy reach of Ringwood, Southampton and Bournemouth. Excellent road links via the A36, A338, M27 and M3 provide convenient access across the South Coast and to London, while Salisbury's mainline station offers direct services to London Waterloo in around 90 minutes.



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