



Pembroke House | Junction Road | Alderbury | Salisbury | Wiltshire SP5 3AZ

**WOOLLEY
& WALLIS**

Guide Price £800,000

A deceptively spacious beautifully presented 4 bedroom new property constructed in August 2022 backing onto fields in this quiet semi-rural location.

The Property

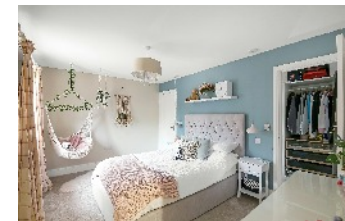
Pembroke House is a beautifully presented 4 bedroom property constructed in August 2022 and backing onto fields in this quiet semi-rural location. The property is presented in excellent order with high quality fittings throughout this spacious and well designed accommodation. Specifically designed for family living, the house boasts a substantial footprint of around 2200 sq. ft, and has the benefit of a remaining 10 year warranty. Upon entering you are greeted by the large, welcoming entrance hallway. The kitchen/diner/lounge open plan layout is designed for both entertaining and modern living, comprising a generous double-aspect room with two sets of French doors leading to the patio terrace, with views across the garden and fields beyond. The kitchen is equipped with an excellent range of fitted units including a range cooker, quartz worktop, Qooker tap and integrated appliances, a large kitchen island with breakfast bar and benefits from a built in larder. The property features modern benefits including CAT 5 throughout, underfloor heating throughout the ground floor and is connected to main drainage and mains gas. There is a separate large utility room with integral sink and access to the garage. There are two further reception rooms on the ground floor encompassing a lovely cosy sitting room with French doors offering views over the garden and a separate study/family room overlooking the front.

Upstairs continues to impress with a spacious gallery landing providing access to the four bedrooms, including the stunning principal bedroom with lovely views across the garden and boasting a walk in wardrobe and an en-suite shower room furnished with high quality fittings. Bedroom two boasts an en-suite shower room and a walk in wardrobe whilst the 2 remaining double bedrooms are served by the family bathroom which has a panelled bath, shower cubicle and high quality fittings throughout. Bedroom 3 currently boasts a 'secret gaming room' accessed through the wardrobe, this has been cleverly designed to allow for easy conversion to an ensuite or walk in wardrobe as required.

Completing this exceptional property is an integral garage, large drive with parking for up to 8 cars, and a large garden laid mainly to lawn and boasting views across the fields behind, making Pembroke House an idyllic family home and enjoying its position within a semi rural location.

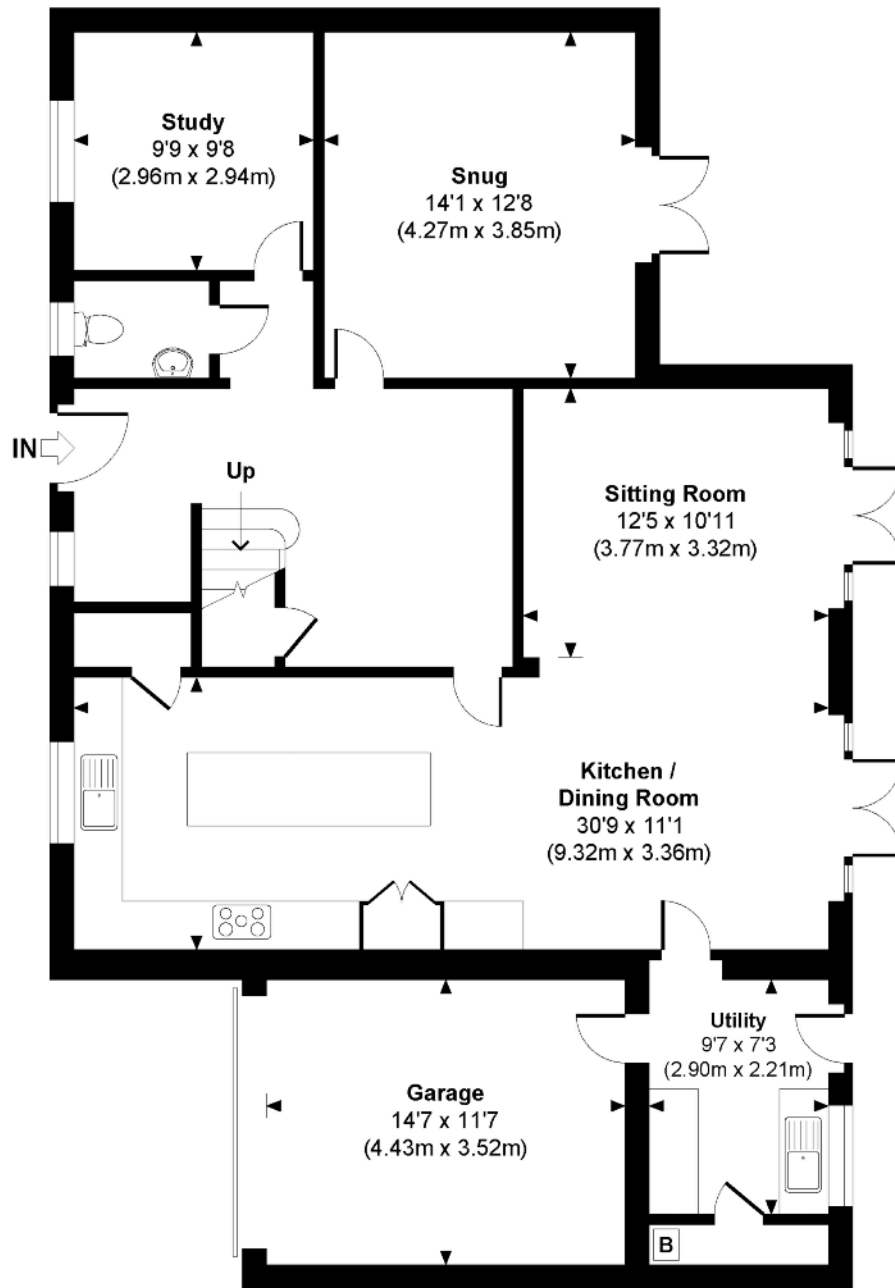
Situation

The easily accessible village of Alderbury is conveniently situated about 4 miles south east of Salisbury. Between Alderbury and the adjacent village of Whaddon the community benefits from a village shop, two public houses, church, primary school and tennis club. A wider range of shopping and recreational facilities can be found in both Salisbury and Southampton. The surrounding area boasts numerous excellent schools, both private and state, including The Cathedral School, Chafyn Grove and Lee Hurst Swan, Godolphin School and Bishop Wordsworth and South Wilts Grammar Schools. Salisbury Station offers a direct train service to London Waterloo and the A303 provides access to the southwest and to London via the M3.

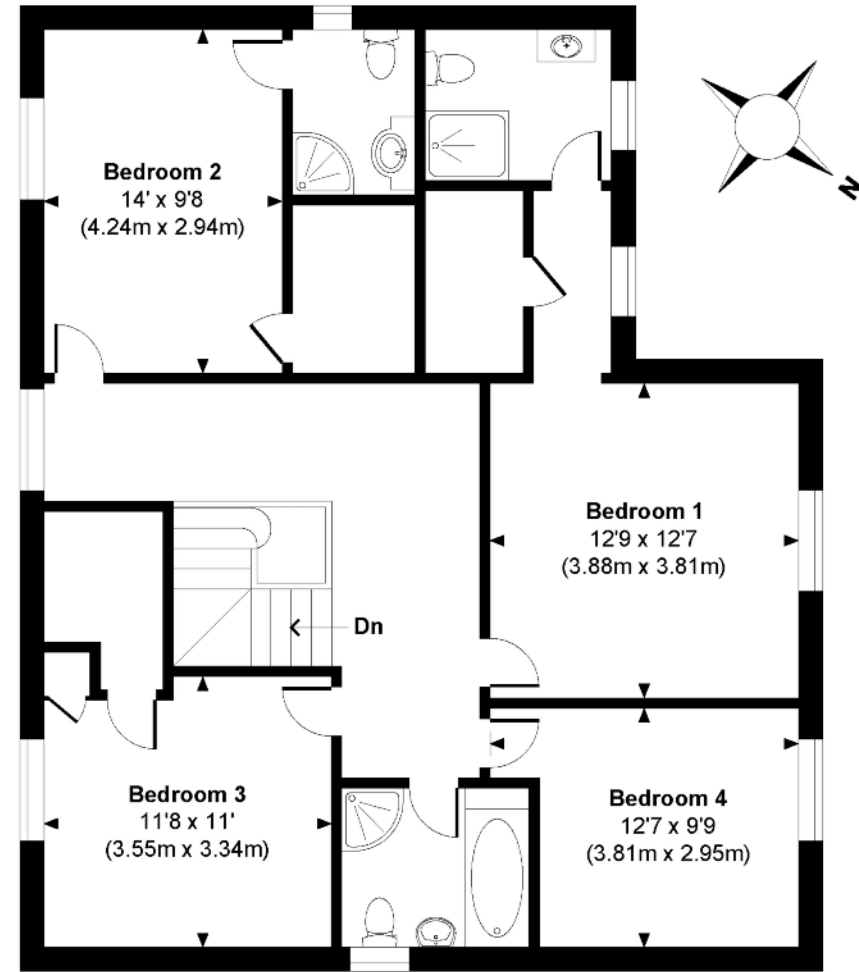


Pembroke House

Approximate Gross Internal Area
Main House = 2192 Sq Ft / 203.62 Sq M
Garage = 168 Sq Ft / 15.59 Sq M
Total = 2360 Sq Ft / 219.21 Sq M



GROUND FLOOR



FIRST FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in March 2024.



Outside

To the front of the property there is a substantial area for off road parking for several cars with a side access that leads through to the rear garden which has a bradstone patio leading out to an area of lawn with pleasant views over fields. Also outside there is a shed included in the sale.

Services

Mains drainage, mains gas and mains electric.

Viewings

All viewings by appointment only through our Salisbury Residential Department 01722 424524.

Local Authority

Wiltshire Council 0300 456 0100

Council Tax

Council Tax Band G.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		