

Myddelton&Major

Sidings, Station Road

GREAT WISHFORD





A generously sized and immaculately presented detached three bedroom bungalow, with fantastic outdoor space, a workshop and number of further outbuildings.

Tenure: Freehold

Size: 1,300 ft²

EPC Rating: D (58)

Council Tax Band: E



3



2



2



5

Services - All mains services are available. Ofcom suggests speeds of up to 49 Mbps and most major mobile networks should have full coverage but Three may have some connectivity issues indoors.

Salisbury 6 Miles • Warminster 15 Miles • Wilton 3.5 Miles • Bath 34 Miles

Sidings, Station Road Great Wishford, Wiltshire, SP2 0PA

- Detached Bungalow
- Open Plan Living/Dining
- Utility/Boot Room
- Two Bathrooms
- Two Double Bedrooms
- Third Bedroom/Study
- Detached Double Garage
- Attractive Garden
- South Facing Patio
- Established Vegetable Plot

The Property

A loving family home of over 35 years, Sidings is an attractive detached bungalow, with a generous 1,300 sq ft of living accommodation paired with a substantial amount of garden space, located in the highly sought after Wylve Valley.

The front door opens into a generous entrance hallway, which provides access to all rooms within the accommodation plus drop down ladder access to the loft space overhead. The sitting room and dining room flow into each other, and are located off both the hallway and kitchen, with French doors that lead out onto the South facing patio at the front of the home. The reception area is generously proportioned, with an attractive feature log burning fire, set back within an exposed brick nook. The galley kitchen is well-equipped, with an integral double oven, microwave, dishwasher and electric hob, plus ample work surface and cupboard storage space. There is a substantial utility and boot room, perfect for when you're returning from a walk in the glorious local countryside. Here there is space for a freestanding fridge-freezer or other large appliance, and access to the shower room/guest cloakroom.

The property has three bedrooms, two of which are doubles, with the third ideal for use as a single bedroom or home study. The primary bedroom has been extended to include a walk in dressing area with built in wardrobes and armoire, with windows on both the east and west side of the room providing natural light from dusk until dawn. Completing the accommodation is the family bathroom, with plenty of built in storage for toiletries and towels.





Outside

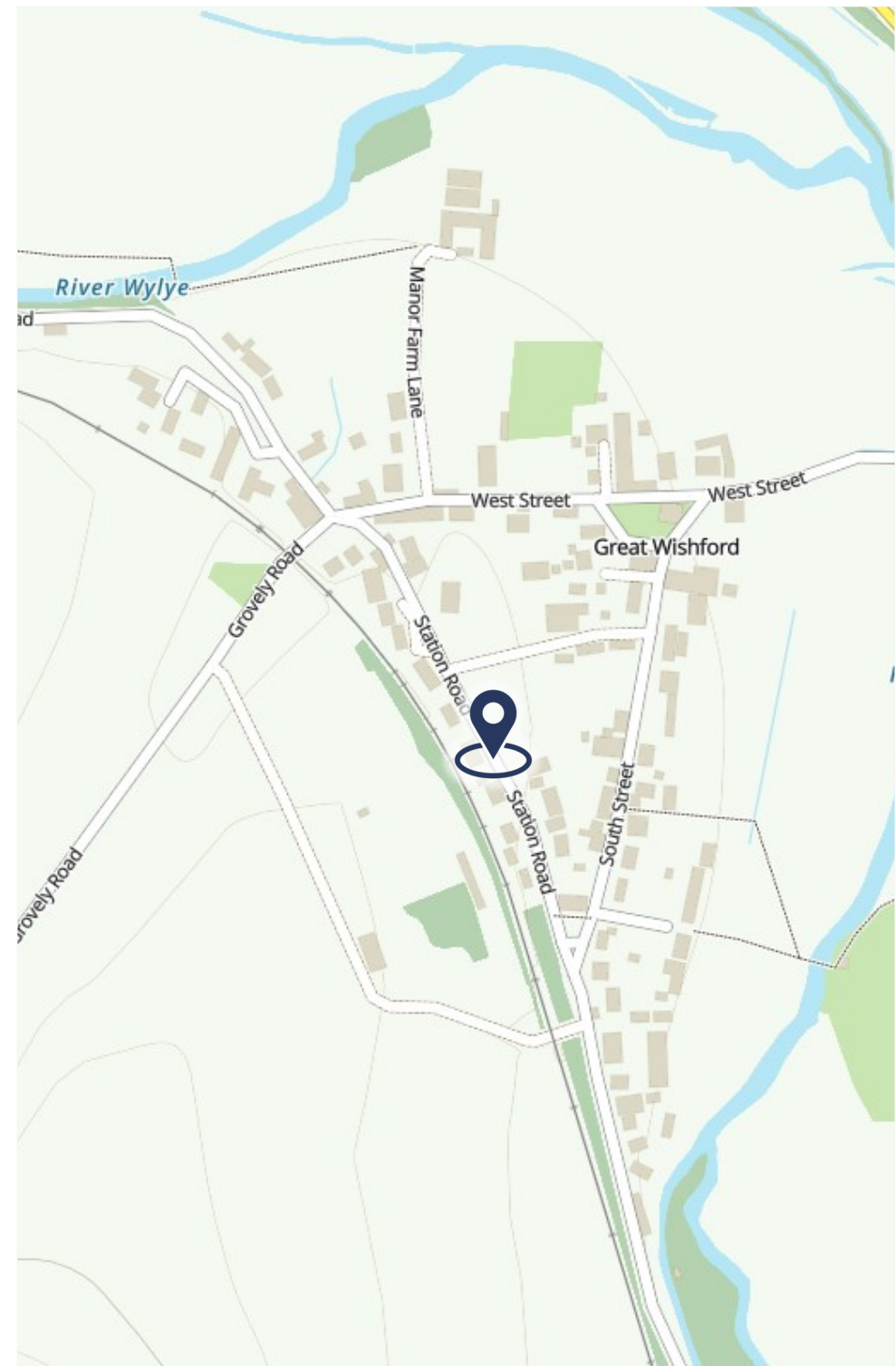
Externally the home has a generous private driveway providing parking for 3 to 4 vehicles, with further parking available within the detached double garage. The garage is fitted with an electric roller garage door and an inspection pit, with a substantial and well-equipped workshop. There is partially boarded overhead storage throughout, and it is thought that the garage has excellent annexe potential, subject to the usual consents.

The compartmentalised garden wraps neatly around the property, and provides plentiful outdoor space to work on for those with a green thumb. On the southern side of the home, and just off the dining room, there is a good sized patio, ideal for morning coffee and looking out towards the rolling countryside hills. On the northern side of the property is the established fruit and vegetable plot, complete with a greenhouse, brick storage shed and wood store. A generous and well-manicured lawn, bordered by attractive flower beds, is situated at the front of the home and set back behind mature planted trees and tall shrubbery.

Location

Great Wishford is a well served village, with a good range of facilities approximately 6 miles north-west of Salisbury in the well known Wylde Valley. In the village itself there is a public house, school and church, with another public house in nearby Stoford.

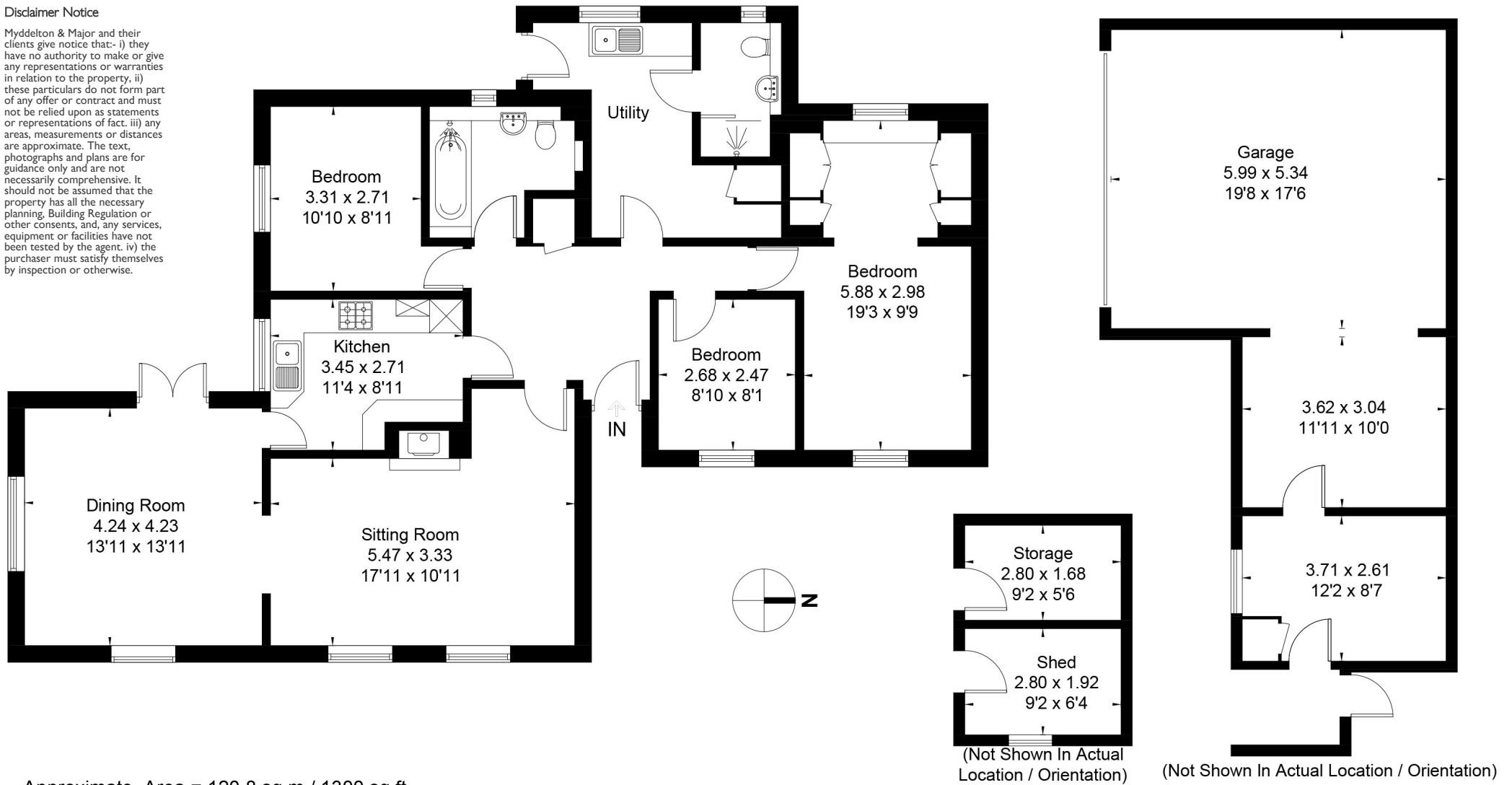
Close by, Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There is a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains to London Waterloo from Salisbury mainline railway station.





Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, iii) 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 the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



Approximate Area = 120.8 sq m / 1300 sq ft
Outbuildings = 58.6 sq m / 631 sq ft
Total = 179.4 sq m / 1931 sq ft
(Including Garage / Excluding Shed)
Including Limited Use Area (1.1 sq m / 12 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 312636



49 High Street, Salisbury, Wiltshire SP1 2PD
01722 337 575 residential@myddeltonmajor.co.uk
www.myddeltonmajor.co.uk

Myddelton & Major



From city apartments to country houses
and everything in between