



Riverbourne Road, Salisbury
Wiltshire, SP1



Beyond your expectations

A lovely detached bungalow in an enviable village location

Entrance Hall | Sitting Room | Kitchen/Breakfast Room | Garden Room | Four Bedrooms | Master Bedroom with En-Suite | Family Bathroom | Utility Room | Gardens | Double Garage | Additional Off Road Parking | Popular Village Location

Guide Price £580,000 Freehold

Description

A truly exceptional four bedroom detached bungalow situated on a highly regarded residential cul-de-sac in a seriously sought after position on the edge of Salisbury city centre.

This glorious home is immaculately presented throughout and has been considerably improved by the current owners. The spacious accommodation offers numerous light and airy rooms amounting to just over 1500 sq. ft. The flexible and flowing living accommodation is orientated to the rear offering lovely views and easy access to the delightful rear gardens. Two rooms of particular note are the sizeable sitting room fitted with a feature gas fired stove that opens through to the delightful spacious garden room which is currently used as a dining room. The modern kitchen has been fitted with granite worktops and plays host to a gorgeous Elan range cooker with matching fridge freezer (available by separate negotiation), the useful utility room is situated off the kitchen with front and rear access to outside. There are three good size double bedrooms and a fourth single bedroom/study serviced by a well appointed, recently updated family bathroom, the master bedroom benefits from a newly fitted en-suite shower room.

Outside

The gardens are a particular feature of the property and are mainly laid to lawn to the rear of the house. Offering a degree of privacy and seclusion, the rear garden is

enclosed by fencing and mature hedging whilst numerous flower beds add colour to the glorious landscaped garden. Situated behind the garage is a large decked area with a hot tub, garden chalet and store shed. The property is accessed via a tarmac driveway that leads to a double garage with up and over doors and power. To the front of the property is a lovely area of lawn with additional flora, trees and shrubs adding elegance and curb appeal to the home.

Location

The property is situated in the highly sought after residential location of Milford which lies on the south eastern fringes of Salisbury, approximately a mile from the City. Nearby there are attractive walks across the spinney alongside the river as well as a regular bus service into the city and surrounding areas. Salisbury City Centre has regionally recognised retail, cultural and educational establishments, as well as a range of award winning restaurants and bars. The property is within walking distance of these as well as being in a prime position to reach both Bishops & South Wilts Grammar Schools, and Salisbury Cathedral School, Leaden Hall, Chafyn Grove, Leehurst Swan, Godolphin School and Preparatory School. Salisbury train station offers direct links to London Waterloo in 83 minutes.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamptons International

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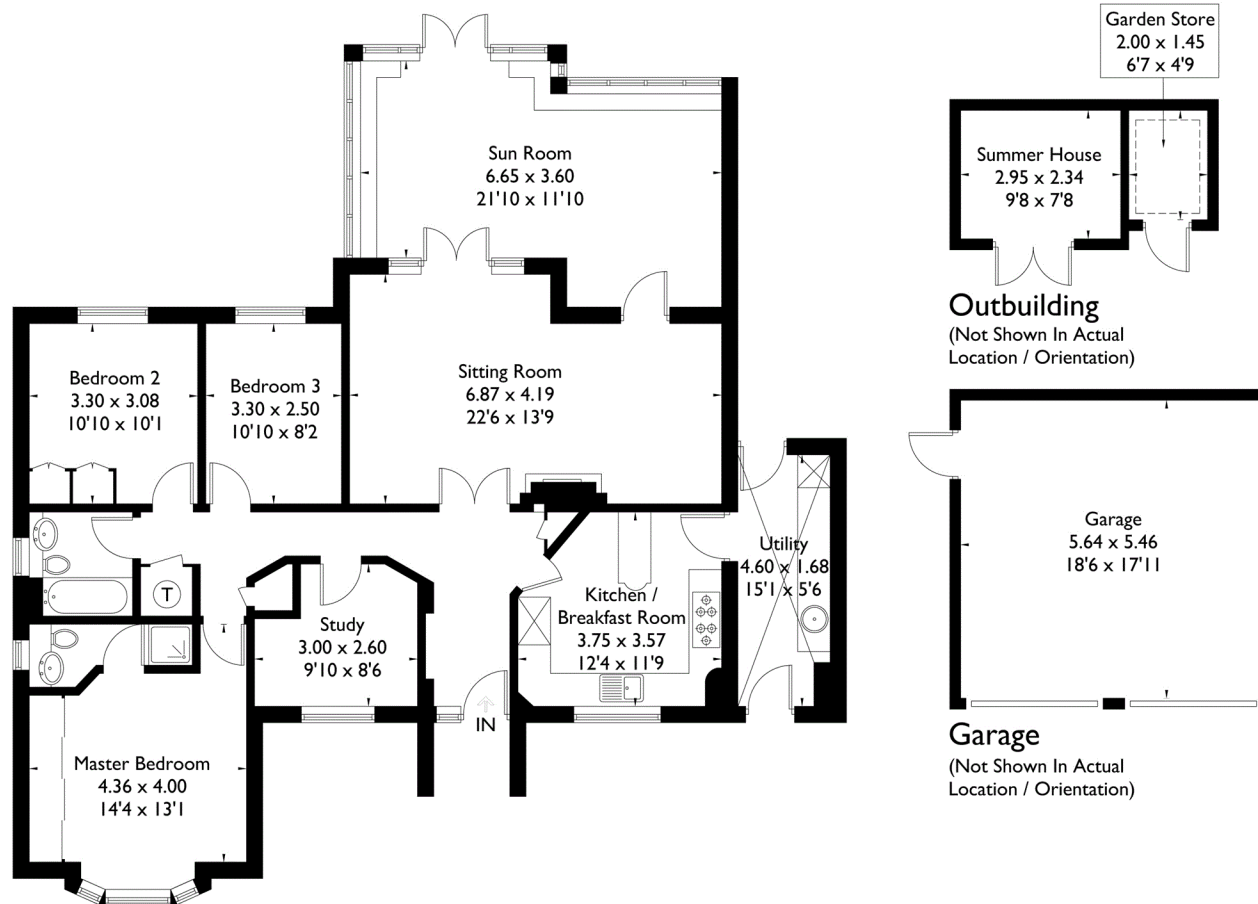
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Approximate Gross Internal Area = 141.6 sq m / 1538 sq ft
Outbuilding = 41.1 sq m / 442 sq ft
Total = 184 sq m / 1980 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 194239

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

