



TRINITY ROAD, SALISBURY, WILTSHIRE, SP34DG
£349,950 FREEHOLD

Winkworth

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An extended four-bedroom family home situated in an elevated position with pleasant countryside views, featuring a mature garden and off-road parking, located in a residential area of Shrewton.

The property has been thoughtfully extended by the current owners to create a spacious and versatile four-bedroom family home, blending comfortable modern living with a sense of light and outlook.

On entering, you are welcomed by an entrance hall with a separate study, ideal for home working. From the hall, there is a convenient W.C. and access into a generous sitting room, a bright and inviting space filled with natural light and designed to take full advantage of its far-reaching countryside views.

The heart of the home is the kitchen and dining area, offering excellent space for everyday family life and entertaining. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living, perfect for summer gatherings and relaxed evenings.

Upstairs, the first floor offers three well-proportioned double bedrooms, two benefiting from built-in storage, along with a further single bedroom. The family bathroom with both a bath and separate shower, complemented by an additional W.C. and useful landing storage.

Outside, the front of the property provides a smart block-paved driveway. A low wall defines the space, while steps lead down to the front door, framed by attractive, well-established flower borders that bring colour throughout the year.

The rear garden is a standout feature offering both relaxation and family enjoyment. A paved patio offers an ideal setting for outdoor dining, while the lawn flows down to a sunken play area, creating a fun and practical space for children. Mature planting, including shrubs, flowers, grape vine and a fruit trees, adds privacy and seasonal interest, alongside a useful metal storage shed. All of this is set against a backdrop of open countryside views, giving the garden a peaceful and uplifting feel.

AT A GLANCE

Sitting room

Kitchen

Study

Four Bedrooms

Family bathroom

Parking

Gardens



LOCATION

Shrewton is a highly regarded village offering excellent local amenities, including two doctors' surgeries, a Co-operative convenience store with Post Office, hairdresser, garage with petrol station, a welcoming local pub, and a primary school.

The nearby market towns of Devizes (approximately 14 miles) and Marlborough (around a 40-minute drive) provide further shopping, dining, and leisure options. The historic cathedral city of Salisbury lies just 11 miles to the south, offering extensive amenities including major supermarkets, restaurants, cinemas, and theatre. From Salisbury, direct rail services to London Waterloo take approximately 80 minutes, making it convenient for commuters.

The area is rich in history and natural beauty, with Stonehenge close by and the expansive Salisbury Plain offering superb opportunities for walking, riding, and other outdoor pursuits. Leisure options include fishing on nearby chalk streams, golf at South Wilts Golf Club, horse racing at Salisbury, and sailing along the south coast.

There is an excellent selection of schooling in both the state and private sectors, including Dauntsey's, Bishop Wordsworth's School, South Wilts Grammar School, Salisbury Cathedral School, Chafyn Grove, and Godolphin.

DIRECTIONS

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From Salisbury, take the A360 towards Devizes and continue for approximately 11 miles, passing straight over the A303 roundabout, with Stonehenge on your right.

At the next roundabout, turn left and continue for around two miles downhill into the village of Shrewton.

At the mini roundabout, take the second exit, passing the shop, then take the fourth turning on the right onto Furlong Way. Follow the road uphill, bearing left onto Trinity Road. Continue along this road as it curves to the right, the property is located at the top of the hill on the right-hand side.

Council Tax Band B

EPC Band E

Electric heating uPVC double glazing

Mains drainage

Ultrafast broadband available.

EE good inside, good outside.

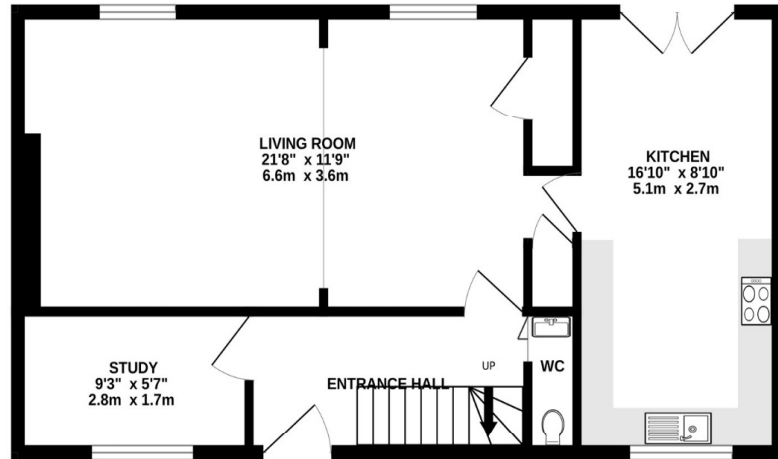
O2 good inside, good outside.

Three good inside, good outside.

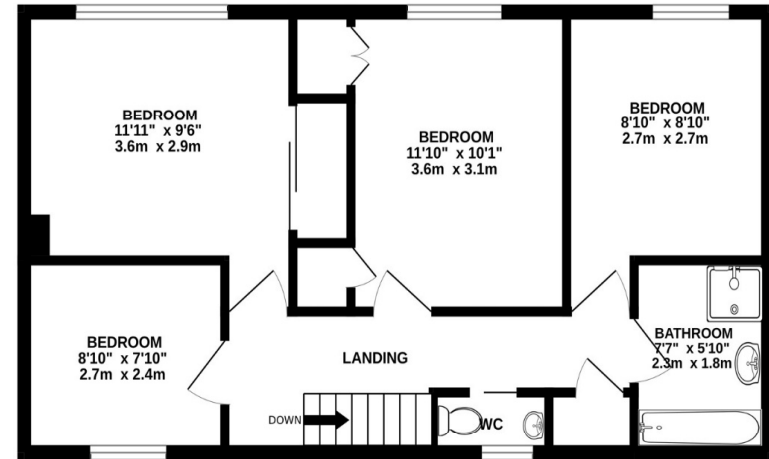
Vodafone good inside, good outside.



GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1173sq.ft. (109.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	51 E
21-38	F		
1-20	G		

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