



WATER DITCHAMPTON, SALISBURY, WILTSHIRE, SP2 0JB  
£465,000 FREEHOLD

Winkworth



## WATER DITCHAMPTON, SALISBURY, WILTSHIRE, SP2 0JB

**Detached two-bedroom bungalow with mature gardens, parking and rural views on the edge of Wilton. No onward chain. EPC: C.**

This detached two-bedroom bungalow is offered with vacant possession. The excellent and spacious accommodation, with double glazing and gas fired central heating, is well presented. It includes a welcome porch, entrance hall, cloakroom, double aspect living room with rural view, kitchen with separate utility room, principal bedroom with large en-suite bath/shower room and a second double bedroom with its own shower and wash hand basin. A rear porch leads to a conservatory and directly to a large store. There is a very generous single garage with workshop area and "gardener's WC" and there is plenty of driveway parking. The garden is of a particularly good size and mainly in two areas with lawns, shrub beds and mature trees to the front and gated access to the rear garden again laid to grass with individual beds. There is an outstanding view over paddock land at the rear and a personal gate leads out to a track taking you directly up to the wonderful Groveley Wood.

### AT A GLANCE

Entrance porch  
Sitting room  
Kitchen  
Conservatory  
Utility Room  
W.C

Two bedrooms  
Ensuite bathroom

Garage  
Drive parking  
Gardens





## LOCATION

This lovely detached bungalow is located on the Western side of this historic town close to wonderful woodland and rural walks yet within level walking distance of the shops and cafes around the central Market Square. The ancient Saxon town and home to the current Earl of Pembroke, in the beautiful Wilton House, boasts an Italianate Parish church, doctors and dental practices and a selection of pubs amongst a selection of other amenities. A regular bus service runs past the door before arriving in The Square and then heading on to Salisbury city centre. The cathedral city has a fine range of shops, schools, sports clubs and social amenities including restaurants, theatres, cinemas and the Five Rivers Leisure Centre. There is a mainline rail station serving London Waterloo and the city serves as a hub with major A roads leading North, South, East and West.

## DIRECTIONS

What3Words - [grapevine.clashes.grumbles](#)

Leave Salisbury on the A36 towards Wilton and at the Wilton roundabout turn left signposted for the town centre. On passing the Pembroke Arms Hotel continue to the crossroads and carry straight over. Continue along West Street passing the Italianate church and bear left around the sharp bend then turn right onto Water Ditchampton Road. Pass under the railway bridge and the property can be found on the left-hand side indicated with a Winkworth For Sale Board.

Council Tax Band D

Double Glazing and Gas central heating

Mains drainage

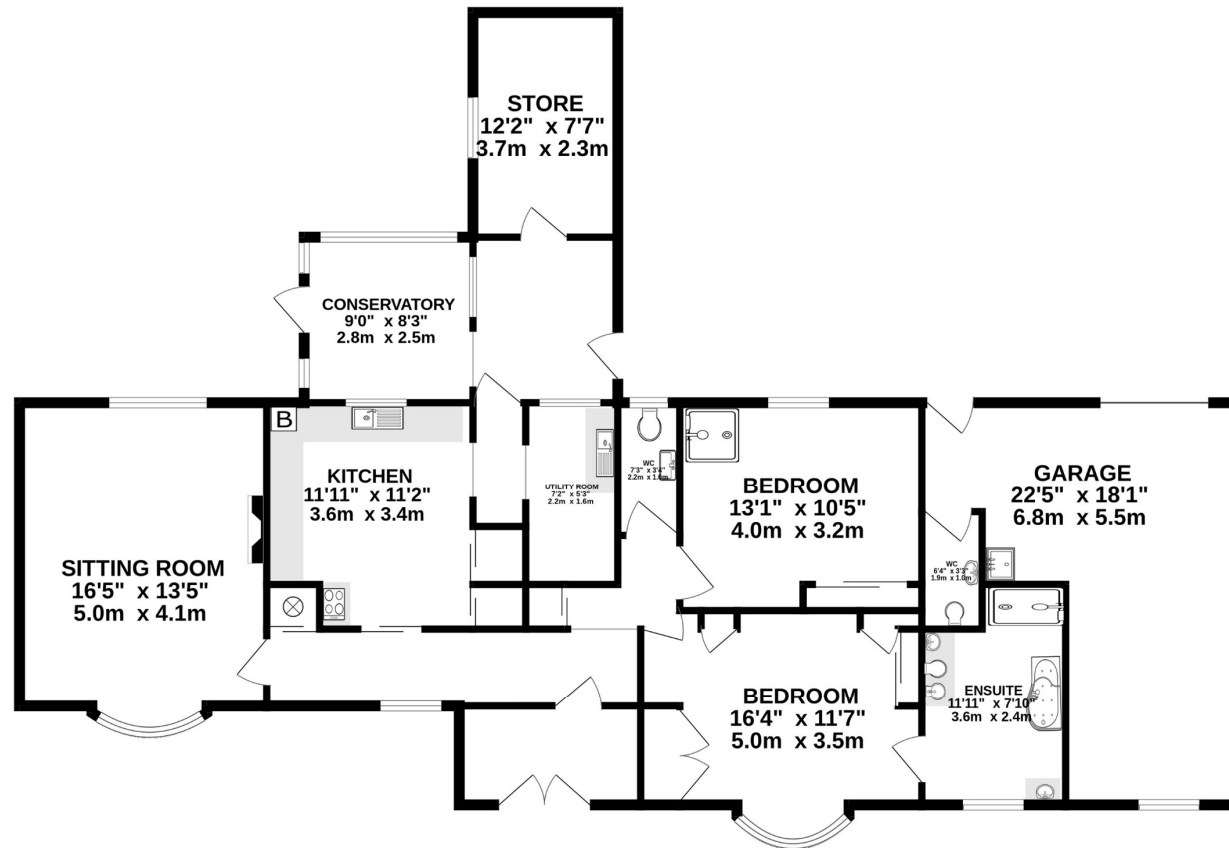
Ultrafast broadband available

Mobile coverage likely inside with EE, O2 and Vodafone

Mobile coverage likely outside with EE, Three, O2 and Vodafone



# GROUND FLOOR 1580 sq.ft. (146.8 sq.m.) approx.



TOTAL FLOOR AREA : 1580 sq.ft. (146.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90-100) <b>A</b>		
(81-90) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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[winkworth.co.uk](http://winkworth.co.uk)

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