



NUNTON DROVE, SALISBURY, WILTSHIRE, SP54HZ
£585,000 FREEHOLD

Winkworth



NUNTON DROVE, SALISBURY, WILTSHIRE, SP5 4HZ

An immaculately presented detached, three-bedroom bungalow in the popular village of Nunton set within beautiful gardens with garage and parking.

The Gables is a superbly presented detached bungalow, which we believe was originally built in the late 1950s/early 1960s but which has been the subject of a major refurbishment by our client. This lovely property sits in landscaped gardens on three sides and offers, if desired, the opportunity to extend around and upwards, subject to Planning consent. The accommodation, with oil fired central heating, double glazing and private drainage includes a T-shaped entrance hall, three bedrooms and a family shower room, a generous living room and an attractively fitted kitchen with utility room off. Outside the property is approached via a long gravel drive (in its ownership) with a right of access over for the single neighbour. At the front there is a generous gravel parking space suitable for a couple of cars or a larger vehicle and there is driveway parking at the side leading to the hand built single garage. The beautiful front garden extends to one side and to a similarly landscaped rear garden with large patio, manicured lawn with well stocked plant beds and children's play area. Features here also include a glass "Summerhouse", a greenhouse and a hand-built garden store. We highly recommend an early viewing.



AT A GLANCE

- Sitting room/dining room
- Kitchen/breakfast room
- Three bedrooms
- Family shower room
- Utility
- Gardens
- Driveway parking

LOCATION

The property is tucked down a private drive on the edge of Nunton, which is surrounded by outstanding countryside, making it ideal for those seeking an idyllic rural retreat. The Ebbles Valley and its neighbouring villages offer a range of local amenities, including public houses, primary schools (at Coombe Bissett or Longford), a children's daycare facility, and public transport with links to Salisbury city centre. Additionally, the property is conveniently located just a few miles south of Salisbury District Hospital. For commuters, Salisbury's mainline railway station provides a direct service to London Waterloo in approximately 80 minutes. The city itself has a thriving community atmosphere, with a twice-weekly charter market, a renowned theatre, and an excellent selection of shopping and recreational facilities.

Salisbury offers convenient access to the south coast, as well as Bath, Winchester, and Southampton. The nearby A303 connects to the M3 for travel to London or westward towards Exeter and the West Country.

DIRECTIONS

What3Words- photos.dozens.resonated

Leave the city centre on the one-way system via Brown Street and at the T junction with Exeter Street turn left. At the roundabout continue straight over into New Bridge Road. Continue to the traffic light gyratory staying in the left-hand lane and head south on the A338 (Downton Road).

As you approach the Bodenham bypass dual carriageway bear right into the central slip road and cross over toward Nunton. Pass the Radnor Arms and take the next left into Nunton Drove. Proceed up and round the right bend and look for the agent's For Sale board (on left) indicating the access opposite. The bungalow is at the bottom on the left.

EPC Band D

Council Tax Band D

Oil central and private drainage

Ultrafast broadband available.

EE good outside, limited inside.

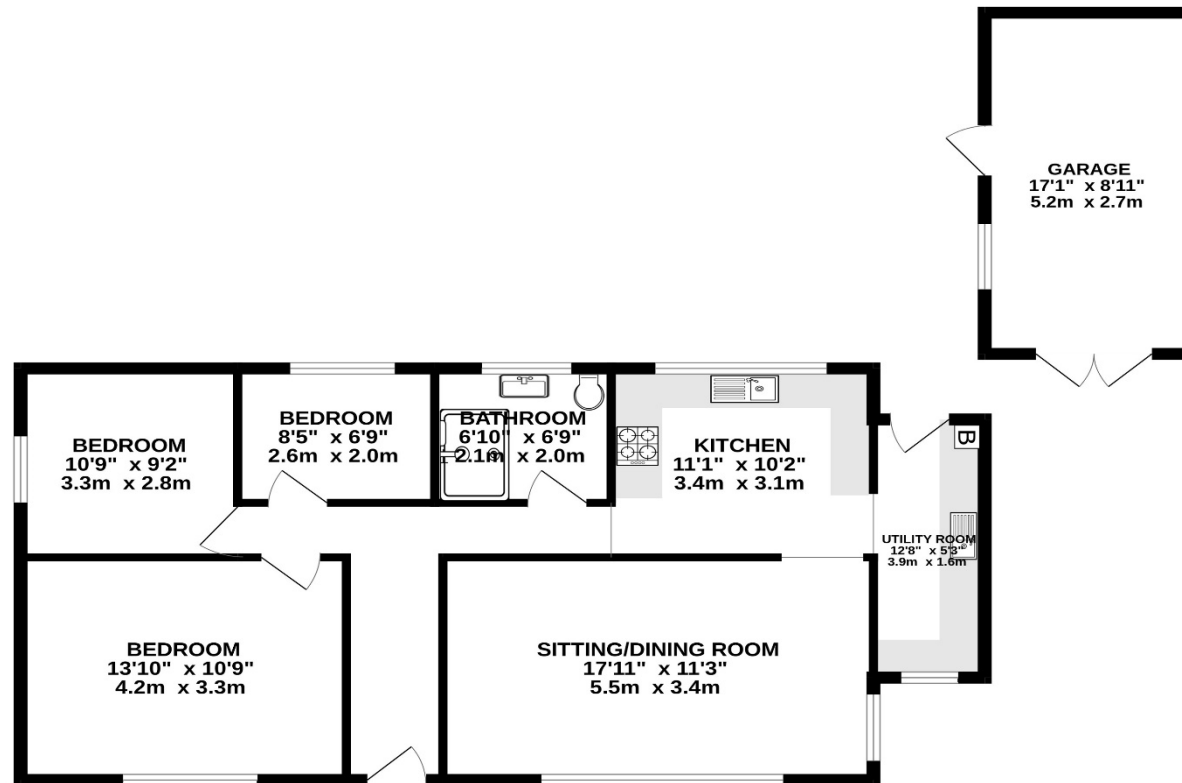
O2 good outside, limited inside.

Three good outside, limited inside.

Vodafone good outside, limited inside.



GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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