



SOUTH STREET, SALISBURY, WILTSHIRE, SP2 0NN
£372,000

Winkworth

SOUTH STREET, SALISBURY, WILTSHIRE, SP2 ONN

A unique, detached three-bedroom village property within the heart of the much sought after village of Great Wishford. Garden and off-street parking

This beautifully presented and stylish home offers the charm of a period appearance with the convenience of a modern property, making it ideal for those seeking a central location in this popular village. The thoughtfully designed layout accentuates light and flow throughout.

The ground floor features a spacious principal double bedroom with a contemporary en-suite, a second double bedroom with built-in wardrobe storage, and a family shower room. Stairs lead to the first floor, where the kitchen/dining room has direct access to the rear garden. A W.C. is located off the hall, which also connects to the generous sitting room, boasting a vaulted ceiling and an impressive window that enhances the space and natural light.

The second floor includes a versatile loft room with views over the rear. The property benefits from oil-fired and underfloor heating, double glazing, and is offered to the market with no onward chain.

AT A GLANCE

Three bedrooms
Sitting room
Kitchen/breakfast room
Two bathrooms
W.C

Garden
Off street parking



LOCATION

Great Wishford is a picturesque village and civil parish located in the Wylde Valley in Wiltshire, England, approximately three miles north of Wilton and five miles northwest of Salisbury. With the Wylde River running along the eastern edge, the village is popular for trout fishing and scenic walks, especially in the nearby Grovely Woods.

One of the few villages to still celebrate Oak Apple Day on May 29, Great Wishford villagers observe an ancient tradition, claiming their historic rights to collect wood from Grovely Wood. This practice dates back to 1603, when the Forest Court confirmed their rights to collect wood in the Royal Forest of Grovely.

The village is home to Great Wishford CofE (VA) Primary School. Amenities include the local pub, The Royal Oak, along with a cricket pitch and a children's play area, shared with the nearby village of South Newton, contributing to a strong sense of community in this charming village.

DIRECTIONS

What3Words - frogs.flips.tabs

From Salisbury, take the A36 Wilton Road heading west towards Wilton. At the roundabout, take the second exit and continue for approximately 4 miles. Just before reaching The Swan Inn in Stoford, turn left, following signs for Great Wishford, and cross the bridge. Just before the church, turn left again. The property will be on the right-hand side.

Council Tax Band D

EPC Band C

Mains drainage

Double glazing

Oil central heating

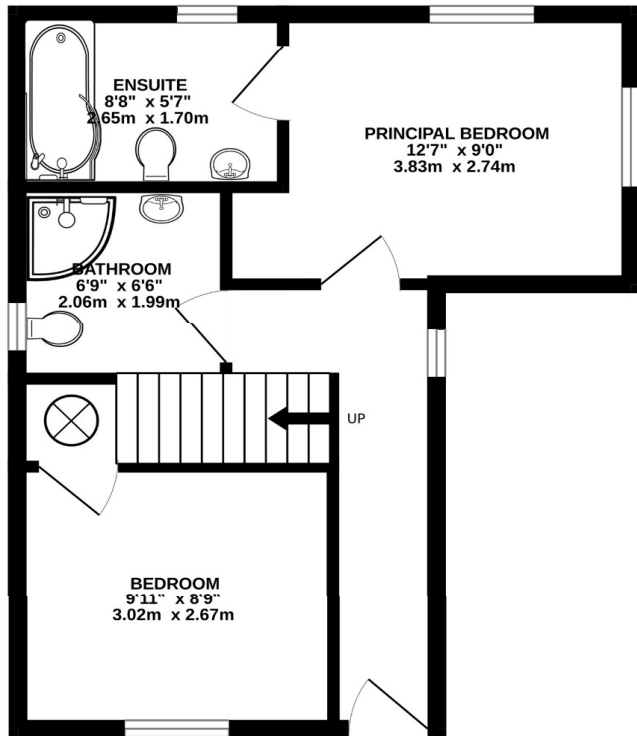
Superfast broadband available

Mobile coverage inside limited with EE, O2 and Vodafone

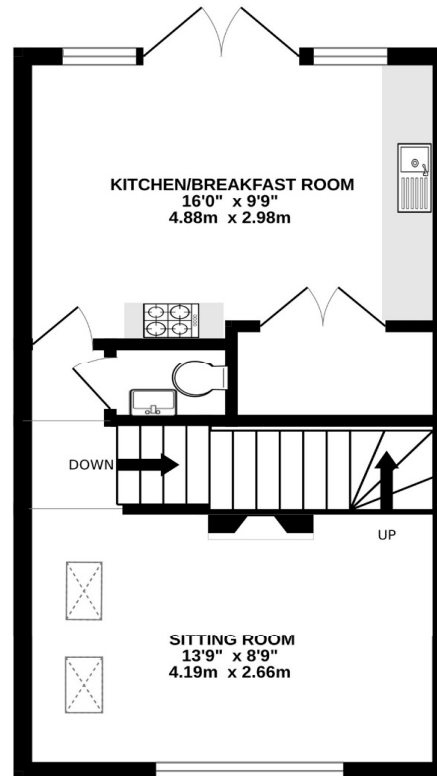
Mobile coverage outside likely with EE, O2, Three and Vodafone



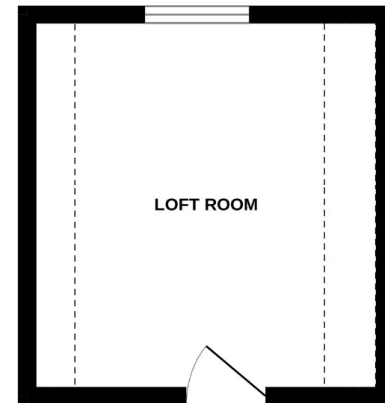
GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.1 sq.m.) approx.



2ND FLOOR
144 sq.ft. (13.4 sq.m.) approx.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 70 | 84 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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