



HIGHFIELD RISE, SALISBURY, WILTSHIRE, SP3 4DZ
£430,000 FREEHOLD

Winkworth



HIGHFIELD RISE, SALISBURY, WILTSHIRE, SP34DZ

An immaculately presented three-bedroom, detached bungalow with breathtaking rural views. No onward chain. EPC: awaited.

Immaculately presented detached bungalow in elevated position with breathtaking views. No onward chain.

Enjoying a commanding position with uninterrupted views across open countryside, this beautifully maintained three-bedroom detached bungalow offers a rare opportunity to embrace peaceful village living in comfort and style. Lovingly cared for by the same owner for over 30 years, the property is immaculately presented and thoughtfully arranged to provide generous and flexible living spaces.

An inner hallway leads into a spacious sitting room, where large windows frame far-reaching rural views. The well-appointed kitchen offers ample space for dining, while a separate utility room and conservatory provide practical and peaceful extensions to the living space, opening out to the rear garden. There is also a workshop and access to the integral garage.

The accommodation includes a principal double bedroom with access to a Jack and Jill en-suite shower room, a second double bedroom with built-in storage, and a third bedroom (currently used as a dining room) overlooking the garden. A modern family shower room completes the internal layout.

To the front of the property features a tarmac driveway, garage, area of lawn and a pedestrian side gate gives access to the rear, beautifully landscaped terracing with mature planting, and a wooden storage shed. The rear garden, enjoys elevated views and a tranquil terrace is perfect for relaxation.



AT A GLANCE

- Sitting room
- Kitchen
- Conservatory
- Utility room
- Three double bedrooms
- Shower room
- Jack and Jill en-suite
- Integral workshop
- Garage
- Gardens

LOCATION

Shrewton is a sought-after village offering a welcoming community and an excellent range of local amenities, including two doctors' surgeries, a Co-operative store with a Post Office, a hairdresser, garage with petrol station, and a well-regarded primary school. The nearby market town of Devizes is under 14 miles away, while the charming town of Marlborough is easily reached within a 40-minute drive.

Surrounded by the scenic landscape of Salisbury Plain and close to the world-renowned Stonehenge, the area offers abundant opportunities for outdoor pursuits including walking, horse riding, and cycling. Additional leisure options include fishing on nearby chalk streams,

The historic Cathedral city of Salisbury lies just 11 miles to the south, providing an array of larger shops, supermarkets, restaurants, two cinemas, theatre, and a vibrant cultural scene. For commuters, Salisbury railway station offers direct services to London Waterloo in approximately 80 minutes. golf at South Wilts Golf Club, horse racing at Salisbury Racecourse.

Families will benefit from an excellent selection of schools Families will benefit from an excellent selection of schools in both the state and independent sectors. Nearby options include Dauntsey's School, Bishop Wordsworth's and South Wilts Grammar Schools, The Cathedral School, Chafyn Grove, and Godolphin.

DIRECTIONS

What3Words - probe.removable.reset

From Salisbury, take the A360 towards Devizes. Continue on this road for approximately 11 miles, passing straight over the A303 roundabout and enjoying views of the iconic Stonehenge on your right. At the next roundabout, take the first exit to stay on Devizes Road (A360).

Continue for around 2 miles into the village of Shrewton. Once in the village, turn right at the mini-roundabout onto Shrewton High Street, then take the first left into Highfield Rise. Continue up the hill, and the property can be found towards the top on the right-hand side, as indicated by the Winkworth For Sale board on the left.

EPC Band D

Council Tax Band E

Oil central heating and double glazing

Mains drainage

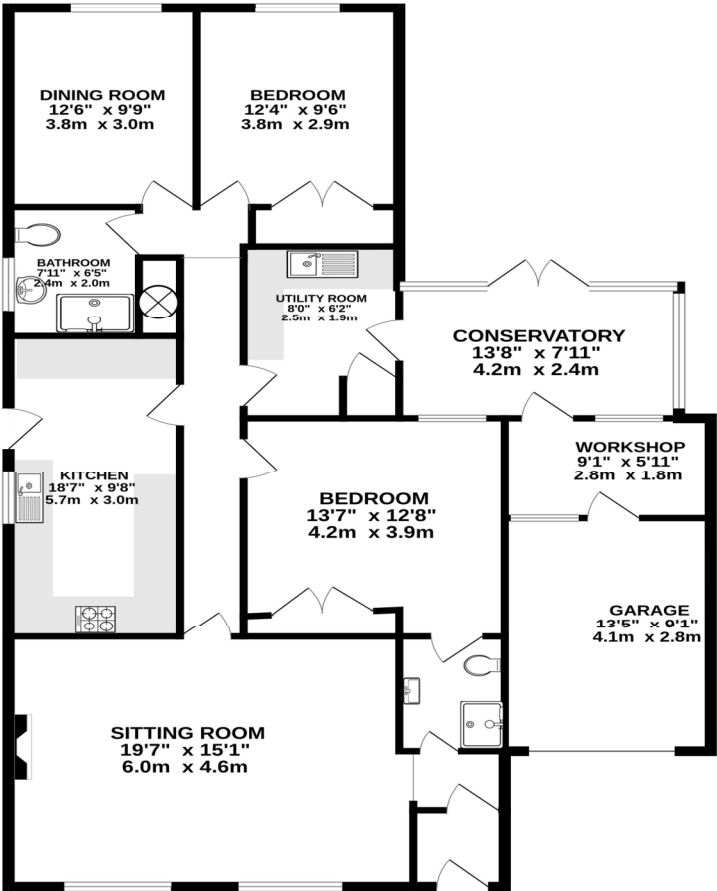
Superfast broadband available.

Mobile coverage inside likely with EE, Three, O2 and Vodafone.

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



GROUND FLOOR
1495 sq.ft. (138.9 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 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		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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