



BROADFIELD ROAD, SALISBURY, WILTSHIRE, SP4 6LY
£375,000 FREEHOLD

Winkworth



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Detached, three-bedroom bungalow in a popular village with a garage and pleasant gardens. Viewing is recommended and offered with no onward chain. EPC: D.

A detached three-bedroom bungalow this property is presented in excellent decorative order and benefits from double glazing and gas fired central heating. The accommodation further includes a generous entrance lobby, a well-proportioned kitchen, an open plan sitting room with separate dining area and a family bathroom with a power shower. Outside there is a lawned area at the front garden with a long tarmac driveway leading to a detached garage, with a recently replaced roof. The garden to the rear is mainly laid to lawn with a paved patio suitable for outside dining, a wooden storage shed and access is via a wooden pedestrian gate to the drive and garage.

Viewing is highly recommended and the property is offered to the market with no onward chain.

AT A GLANCE

Kitchen
Entrance hall/study
Sitting room
Dining area
Three bedrooms
Bathroom with power shower

Gardens
Garage with a recently replaced roof
Driveway parking



LOCATION

The detached bungalow is situated in an elevated position within a residential cul-de-sac and the village is located in the much-favoured Bourne Valley to the East of Salisbury. There is a well-respected primary school close by and the property is within the Grammar school's catchment in the city. The Bourne Valley villages are well-supported with public transport and local amenities including a general convenience store in the village of Porton, public houses, Porton garden centre and local walks. The area is good for access to Salisbury in the south, Amesbury to the north and the A303 gives access to Basingstoke and London via the M3. The cathedral city itself has a superb selection of shops, amenities including two theatres, the Five Rivers leisure centre, two cinemas, a variety of sports and golf clubs and a mainline railway station with services to London Waterloo in approximately 90 minutes. A second train option is available for those commuting to the capital from the village of Grateley to the north.

DIRECTIONS

What3Words - rabble.processor.teaspoons

Leave Salisbury via the A30 London Road and continue passing the BMW car dealership. Proceed beneath the railway arch and at the roundabout take the first exit left as signposted The Winterbournes. Continue through the Winterbournes and at Policeman's Corner turn right as signposted Gomeldon. Follow this road for around half a mile and at the top of Gomeldon Hill turn right as signposted East Gomeldon. Continue along this road passing beneath the railway bridge, take the third turning on the right into Broadfield Road and head up the hill and the property will be found on the right-hand side, indicated with a Winkworth For Sale board.

Council Tax Band D

EPC Band D

Mains drainage

Gas central heating, double glazing and mains drainage

Superfast broadband available

EE good outside

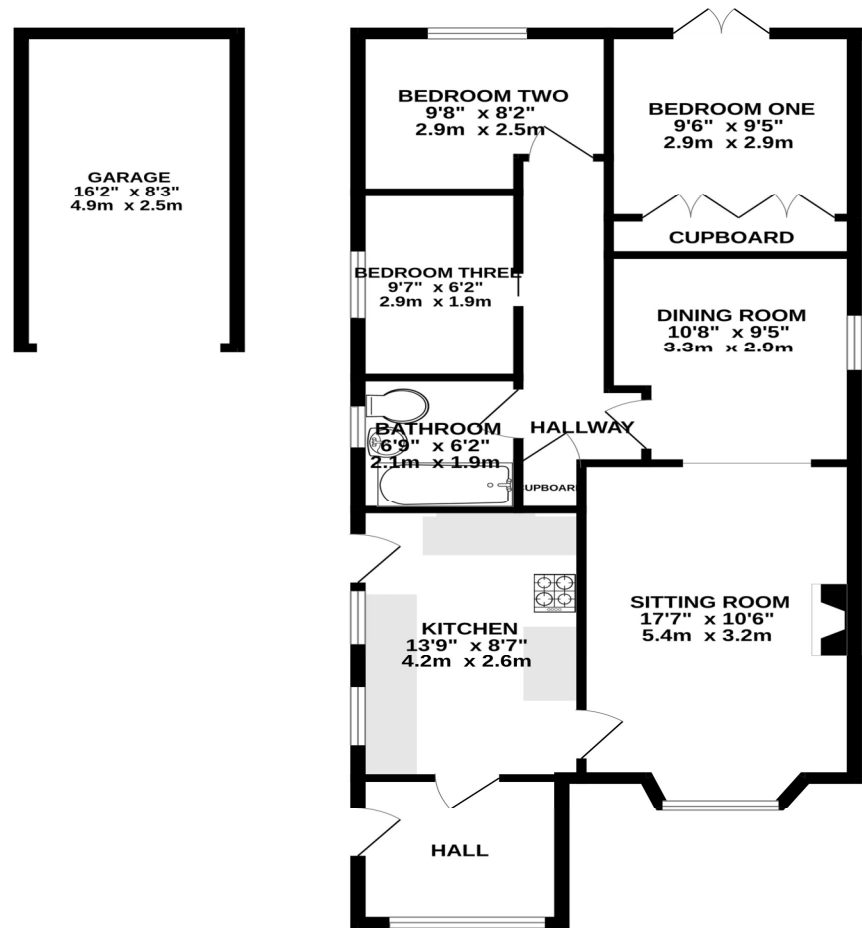
O2 Good outside variable inside

Three variable outside.

Vodafone good outside.



GROUND FLOOR



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		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Salisbury | 01722 443 000 | salisbury@winkworth.co.uk

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