



**BISHOPS REACH, SALISBURY, WILTSHIRE, SP40BB**  
**£320,000 FREEHOLD**

**Winkworth**

## BISHOPS REACH, SALISBURY, WILTSHIRE, SP4 0BB

**An attractive and well-presented three-bedroom house, situated just off a residential lane, in Allington, with a garage, parking and garden. Offered to the market with no onward chain.**

This modern three-bedroom semi-detached home is pleasantly situated along a quiet residential lane and offers well-balanced accommodation ideal for families or professionals alike.

A welcoming entrance hall leads through to the kitchen, which is well arranged and provides direct access to the driveway and garage which is practical for everyday living. Also accessed from the hall is a separate dining area, featuring glazed doors that open into the sitting room. The sitting room enjoys a pleasant outlook over the garden and provides direct access to the enclosed rear garden, creating an excellent space for both relaxing and entertaining. A convenient downstairs W.C. completes the ground floor accommodation.

Upstairs, the principal bedroom benefits from an en-suite shower room and fitted wardrobes, while there is a further double bedroom again with a fitted wardrobe, a single bedroom, and a modern family bathroom fitted with a matching suite.

Externally, the property offers off-road parking to the side and a single garage with an up-and-over door. The rear garden is fully enclosed by wood panel fencing to two sides and a rendered brick wall to the rear, predominantly laid to lawn for ease of maintenance, and complemented by a patio area ideal for outdoor seating and summer dining. There is also a wooden gate giving access to the side.

Well-maintained throughout and offered with no onward chain, this appealing home presents a fantastic opportunity for those seeking a comfortable and conveniently located property.

### AT A GLANCE

- Kitchen
- Sitting room
- Dining room
- Three bedrooms
- Family bathroom
- Ensuite
- W.C
- Garden
- Garage
- Off road parking



## LOCATION

Allington is a popular village on the north-western edge of Salisbury, offering an excellent balance of convenience, community and access to open countryside. Popular with families, professionals and downsizers alike.

One of the area's key attractions is its proximity to both Salisbury and Amesbury while also benefiting from nearby riverside walks and countryside on the doorstep.

Allington is particularly well regarded for schooling, with reputable primary school within easy reach, making it a firm favourite for families together with good access to major road links including the A36 and A303, providing connections to London beyond.

The neighbourhood itself is characterised by a mix of attractive modern and established homes, many set along quiet residential roads. A strong sense of community, combined with its accessibility and green surroundings, makes Allington a desirable location.

## DIRECTIONS

What3Words - condition.comically.shirtless

Leave Salisbury on the A345 Castle Road and continue in a northerly direction to the Beehive Roundabout. Take the third exit onto Portway and proceed along this road.

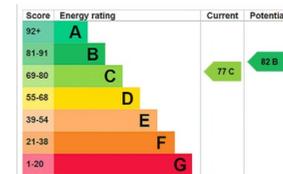
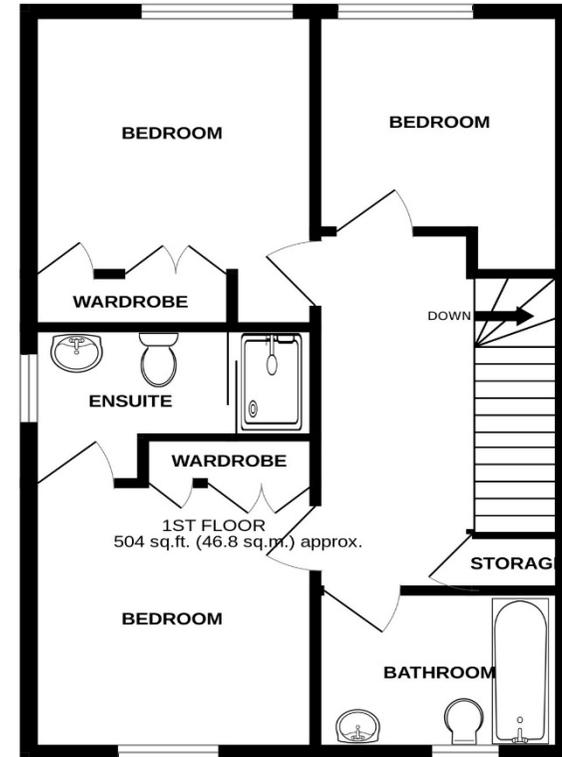
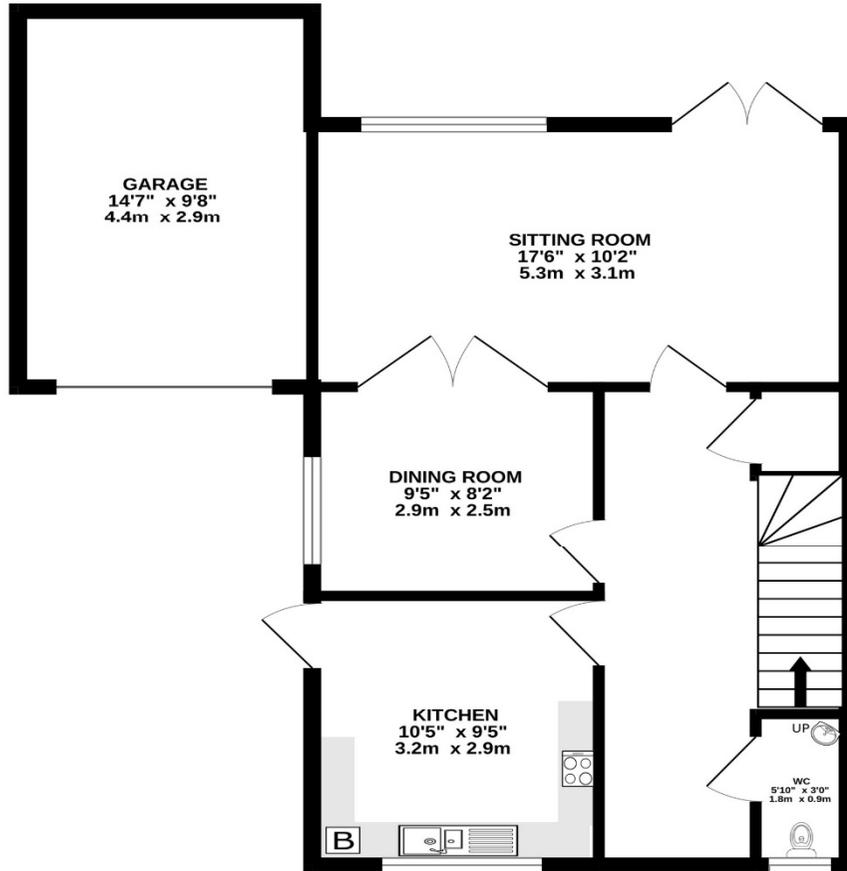
At the next roundabout, continue straight over onto the A338, passing through the villages of Porton and Boscombe.

After leaving Boscombe and continuing down the hill, turn right immediately before The Old Inn public house onto Newton Tony Road. Take the third turning on the left into Wyndham Lane. Follow the lane and the property will be found towards the end on the left-hand side.

- Mains Electric
- Mains Drainage
- Gas central heating
- Double Glazing
- Superfast broadband available.
- EE good outside, limited inside.
- O2 good outside, limited inside.
- Three good outside, limited inside.
- Vodafone good outside, limited inside.



GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.6 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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Salisbury | 01722 443 000 | salisbury@winkworth.co.uk

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