



CHURCH LANE, SALISBURY, WILTSHIRE, SP3 5LA
£520,000 FREEHOLD

Winkworth



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Set within a development of former stone farm buildings, this is an imaginative and versatile period barn conversion. Garden and off-street parking.

The property is the particularly generous and versatile three-bedroom period barn conversion which forms part of a small development of farm buildings in this edge of village position. The accommodation has been refurbished by our client to include a substantial living kitchen/dining room with central island and bifold doors onto a generous rear garden. This rural outlook to the rear resonates throughout much of the property and in particular the covered seating and patio area that would be well suited to alfresco dining.

The ground floor includes a separate spacious sitting room, guest bedroom (used by our client is a large study) additional bedroom with adjacent ground floor bathroom. A staircase leads upstairs to a further bedroom (suitable guest bedroom) which has a well-appointed shower room. The property has neutral colour schemes throughout. Viewing of this property is highly recommended.

AT A GLANCE

Kitchen/breakfast room

Sitting room

Bedroom/study

Principal bedroom

Double bedroom

Family bathroom

Workshop/Studio

Gardens

Off road parking



LOCATION

The attractive and thriving village of Fovant is situated upon the western side of Salisbury and the historic market town of Wilton. The village itself is attractive and enjoys numerous amenities to include general store/post office, public house, public transport and various clubs and organisations. The village of Tisbury can be found nearby and this has a mainline railway station giving direct access to London Waterloo in about 95 minutes. Salisbury, Wilton and Shaftesbury provide further recreational and shopping facilities and this includes a choice of schooling within the public and private sectors.

DIRECTIONS

What3Words - keeps.stiletto.gladiator

From Salisbury continue via the A36 to Wilton and at Wilton pass through the town in the direction of Shaftesbury along the A30. Follow this road as it skirts the edge of Barford St Martin and as the road bears sharply left continue along this road. After approximately seven miles turn right into the High Street then left onto Tisbury Road. Follow this road for around a mile and then turn right into Church Lane where the property will be found at the top of the road past the church.

EPC Band E

Council Tax Band D

Mains drainage

Double glazing and electric heating

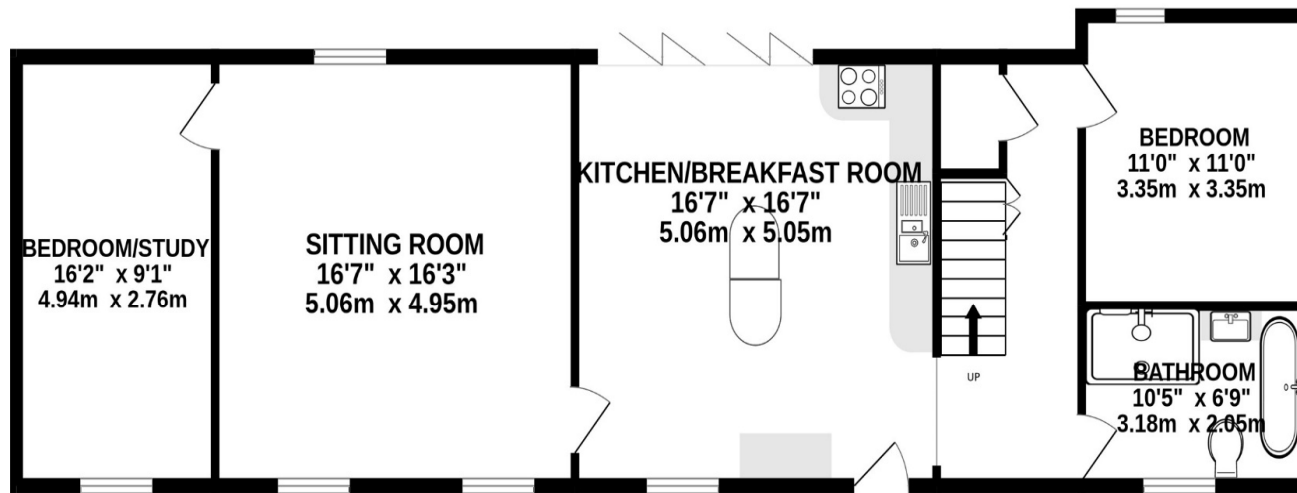
Ultrafast Broadband available.

Mobile coverage inside limited with O2.

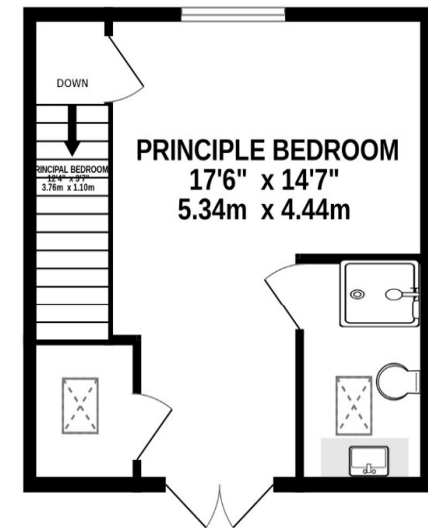
Mobile coverage outside likely with EE Three, O2 and Vodafone.



GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.

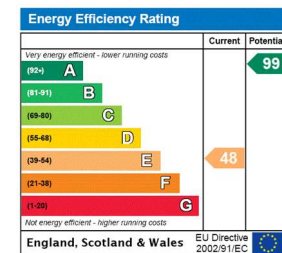


1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 sq.m.) approx.

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