



GREENFIELDS, SALISBURY, WILTSHIRE, SP5 3SH
£379,950 FREEHOLD

Winkworth



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A modern detached house with excellent family accommodation ready for cosmetic refurbishment and uplift, on the edge of this sought after Wiltshire village.

This modern, detached house was built, we understand, in the 1960s of brick elevations beneath a tiled roof. A good family home with gas fired central heating and double glazing, the accommodation now offers the opportunity for cosmetic refurbishment and some modernisation. It includes an entrance hall, separate sitting and dining rooms and a kitchen leading to the large utility room with cloakroom off. This later addition was built with the intention of being able to add a fourth bedroom above. Upstairs, off the landing, there are three bedrooms - two double and a single along with a family shower room. Outside the house is approached over a driveway with parking for some three cars, leading to a single garage. The gardens wrap around the front, side and rear and are laid mainly to grass with a large patio. There is a garden shed and a greenhouse.

AT A GLANCE

Sitting room

Dining room

Kitchen

Utility Room

Three bedrooms

Family bathroom

Garage

Gardens



LOCATION

The house is located at the end of a cul-de-sac on the edge of the village. West Grimstead is a much sought after location having a friendly community and being within delightful countryside with access to rural walks. It is highly suitable for commuting to Salisbury, with a regular bus service passing through, to the north and Romsey/ Southampton to the south. The New Forest Heritage Park is also within a short drive. Nearby Alderbury has a couple of "local" stores, one with post office facilities, and the larger centres have extensive shopping and social amenities, schools and colleges for all ages and mainline rail services with direct access to London (Waterloo).

DIRECTIONS

What3Words - grinders.abacus.tiredness

Leave Salisbury city centre via Castle Street, pass under the railway bridge and at the roundabout take the third exit onto Churchill Way North. At the next roundabout take the fourth exit onto Churchill Way East before taking the first exit at the next roundabout onto Southampton Road(A36). Continue away from the city toward the Alderbury bypass/dual carriageway and proceed to the slip road on the left signposted to the Grimsteads. At the T junction turn left and follow the road to the left turn into Crockford Road. After about a quarter of a mile and immediately before the bridge (beware oncoming traffic) turn right onto Chapel Hill. Take the first left into Greenfields and this property will be found at the end of the cul-de-sac as indicated by the Winkworth For Sale board.

EPC awaited

Council Tax Band D

Gas central Heating and double glazing

Mains drainage

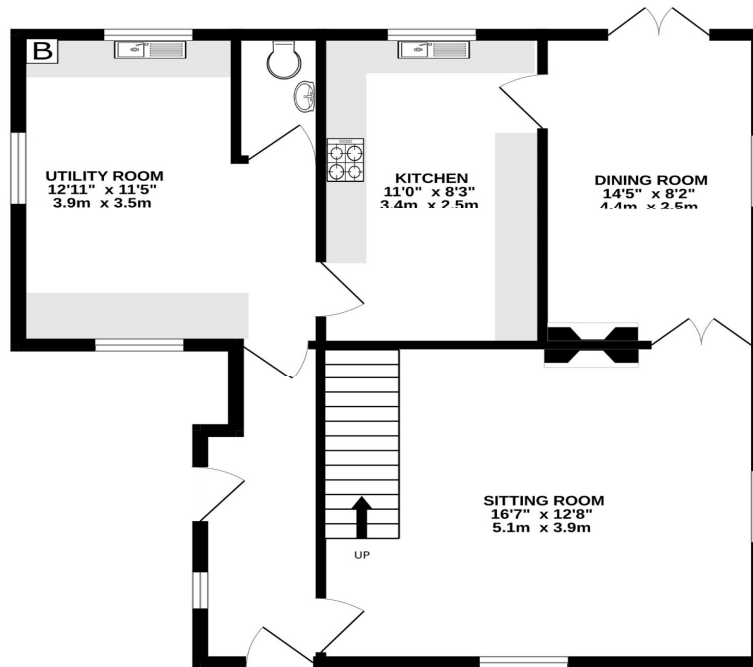
Ultrafast broadband available

Mobile coverage inside limited with Three.

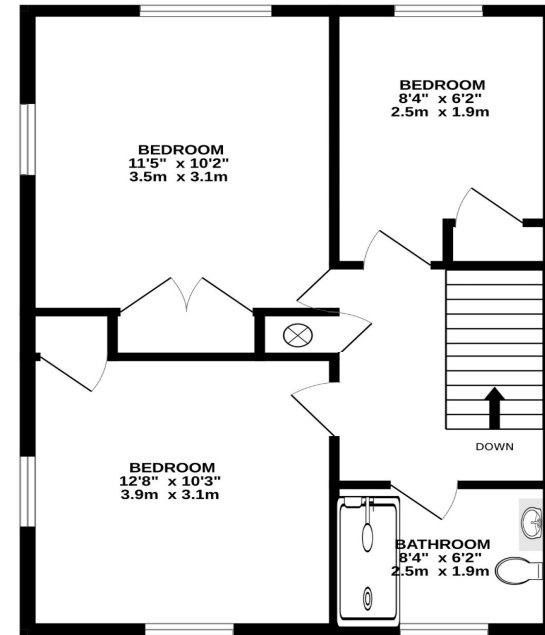
Mobile coverage outside likely with EE, Three and Vodafone.



GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.

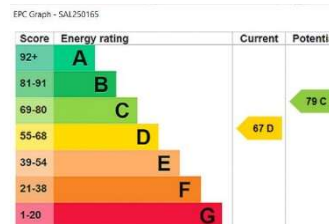


1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1260 sq.ft. (117.0 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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