



GREENLANDS, HOMINGTON ROAD, HOMINGTON, SALISBURY, SP5 4NN
GUIDE PRICE £525,000 FREEHOLD

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A detached bungalow, circa 1955 (subsequently extended), amid a lovely garden, in a surprisingly peaceful, yet accessible setting, with some wonderful rural outlooks.

The accommodation is well configured, as per the indicative floor plans, and offers wonderful potential, subject to obtaining all necessary required consents, **(N.B. it is assumed to be situated by a conservation area; <https://www.coombebissett.com/evidence-base.html>)** for modernising, extension and or rearranging as various configurations to suit the requirements of a family or a downsizing buyer.

The garden has been exuberantly planted in a cottage style. A mature yew tree to the northwest boundary is subject to a TPO. There are two garden sheds, a greenhouse, and a cold frame. **NB.** the garden bench is excluded from the sale.

The property further benefits from front and rear accesses, off road parking and a garage.

Wiltshire Council Tax Band E

EPC - E

The vendor advises the property is served by the following:

Mains electricity and water.

Oil fired heating via a Rayburn.

Private drainage.

NB. there is no gas at the property.

Agents note: the deck is unusable and requires repair or replacement.

LOCATION

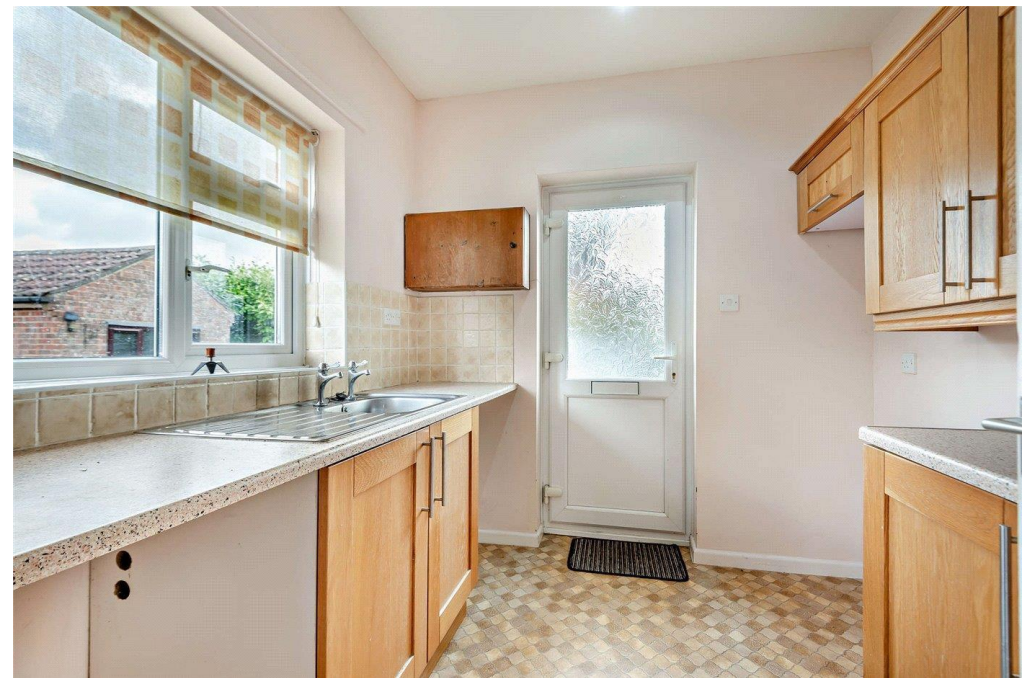
The facilities of Coombe Bissett, Salisbury District Hospital and the city are within easy reach by car. Situated between Homington Road to the south and Barbers Lane to the north, the property borders a conservation area. The outlooks over the hedgerows to the south are delightful, across to the field opposite. The setting is convenient to the facilities of the next village of Coombe Bissett. Salisbury Hospital is reasonably nearby as the A338 and A354 arterial road routes to the South Coast.

DIRECTIONS

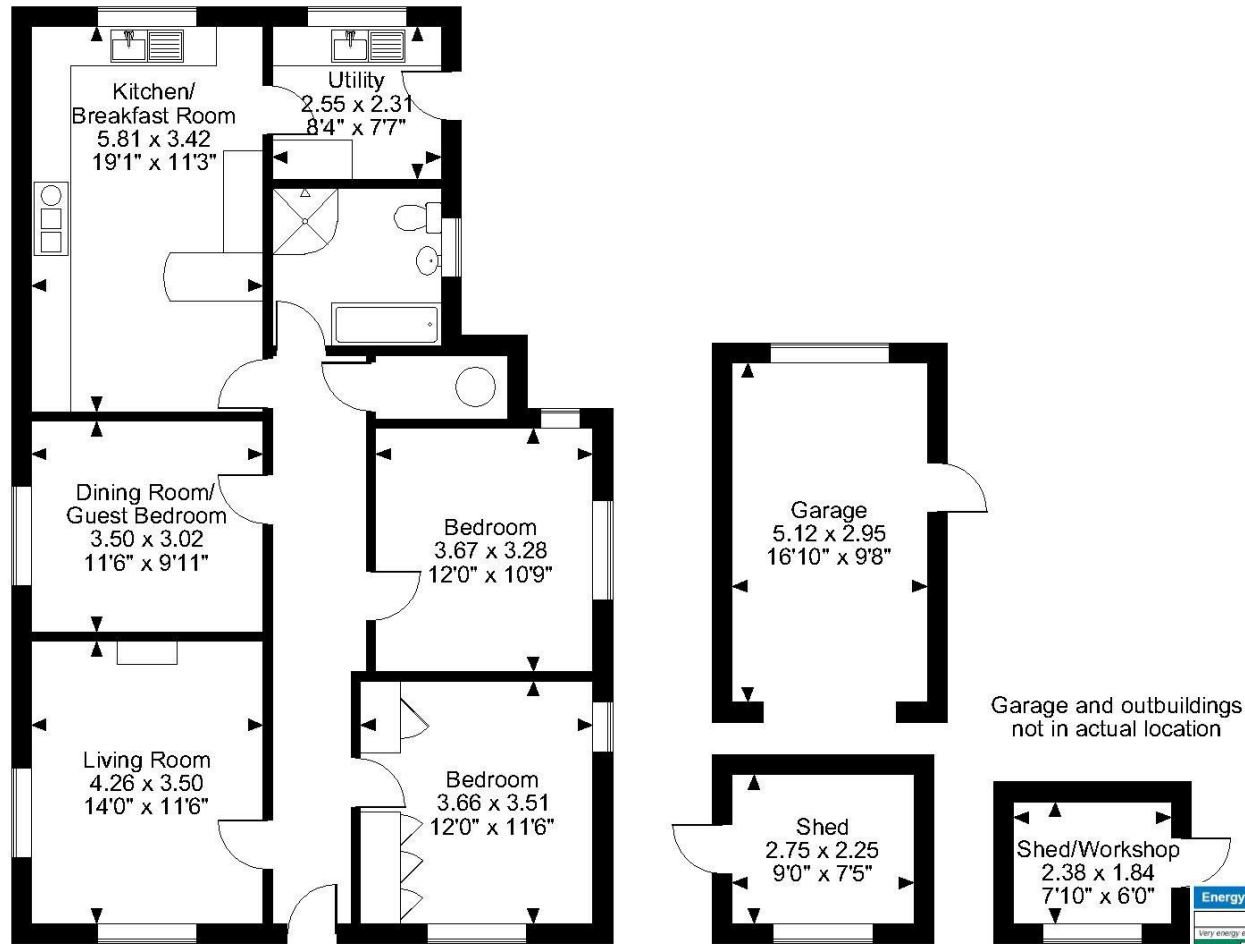
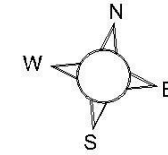
What3Words:///skate.much.systems

The property has a vehicular pull-in on the Homington Road side, and a drive and a garage via the Barber's Lane entrance.





Greenlands, Homington Road, Homington, Salisbury
Approximate Gross Internal Area
Main House = 1097 Sq Ft/102 Sq M
Garage/Shed/Workshop = 277 Sq Ft/26 Sq M



Ground Floor

Garage and outbuildings
not in actual location

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	