



BEECH GRANGE, SALISBURY, WILTSHIRE, SP5 2AL
£545,000

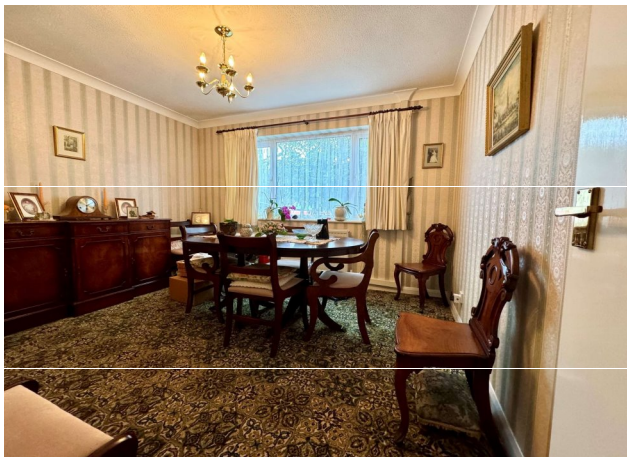
Winkworth



BEECH GRANGE, SALISBURY, WILTSHIRE, SP5 2AL

An extended, detached chalet bungalow with flexible three/five-bedroom accommodation located close to the outer fringe of the New Forest National Park.

This excellent, detached chalet style property is coming to the market for the first time in some fifty years. A much-loved family home the house has been maintained in good order with certain improvements over the years to include the installation of gas central heating, Upvc double glazing and fascias, soffits and rainwater goods. The kitchen and family bathroom have been modernised more recently although there is some opportunity to uplift the style if desired. The accommodation boasts a serious amount of storage and includes an entrance hall with large cloakroom off, doors to all rooms and a returning stair to the first floor. These rooms include a kitchen with built-in oven and electric hob, a large L-shaped lounge/dining room, and two further rooms currently dressed as a dining room and study respectively but with potential for two bedrooms. The dining area of the lounge could easily be integrated into the kitchen if desired. Upstairs the landing opens into a large principal bedroom with shower cubicle and wash hand basin, two further double bedrooms and the modern family bathroom. There is a very generous amount of eaves storage on this floor.



AT A GLANCE

- Sitting room
- Kitchen
- Dining room
- W.C
- Three bedrooms
- Family bathroom

- Gardens
- Garage
- Parking

LOCATION

The property is situated within a sought-after residential development in the heart of this well served and connected village some eleven miles to the south of Salisbury and within similar commuting distance of Southampton on the south coast. Located towards the front of the development the bus stop and excellent local post office/shop are immediately available.

The village has a good sense of community and is within walking distance of the National Park. Nearby Nomansland provides a public house, restaurant and primary school whilst there are golf clubs and other local amenities in the general area. Further shops and petrol stations can be found at the nearby village of Wellow. The lovely town of Romsey, with its mainline rail station is a short drive away.

DIRECTIONS

What3Words - released.shelving.mops

From Salisbury proceed in a southerly direction along the A36 Southampton Road, along the Alderbury bypass and pass over Pepper Box Hill continuing straight through the Brickworks traffic light junction. Continue for some 5 miles taking a right hand turn at the Landford Poacher public house, as signposted Landford. Continue along the village road and, having passed the village store on the right, turn first left into Beech Grange. Turn first left again and this property will be found on the left as indicated by the agent's For Sale board.

Council Tax Band E

Gas central heating

Mains drains

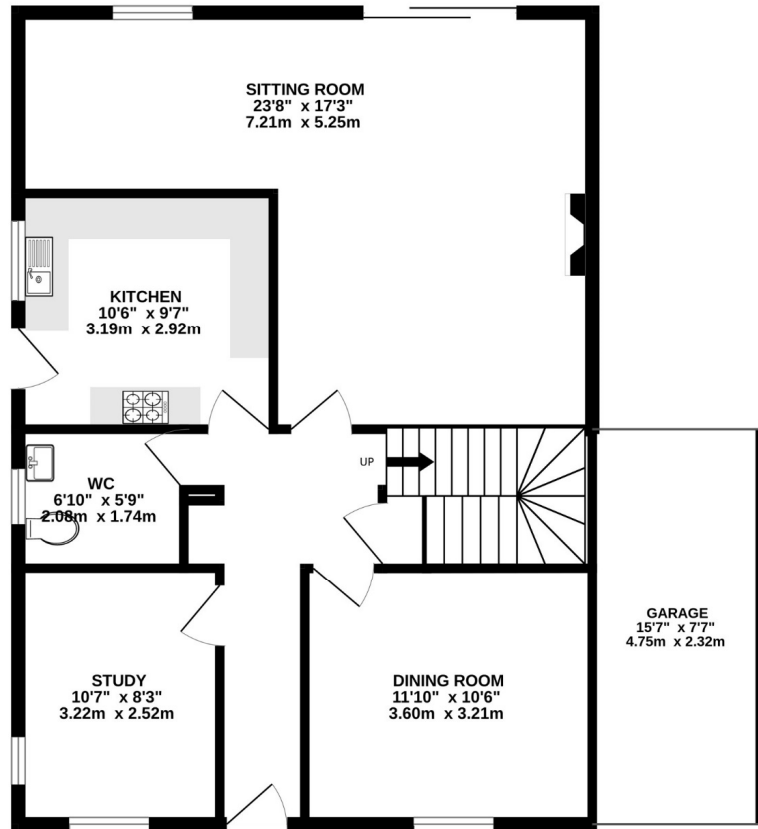
Superfast Broadband available

Mobile coverage likely indoors with O2

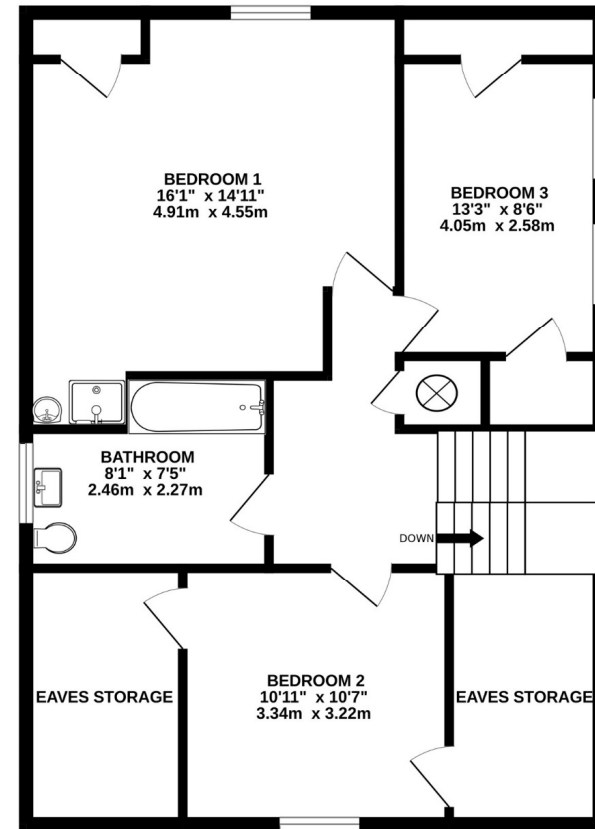
Mobile coverage likely outside with EE, Three, O2 and Vodafone.



GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR
793 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 1697 sq.ft. (157.6 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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