



JUBILEE HILL, SALISBURY, WILTSHIRE, SP4 GUIDE PRICE £425,000 FREEHOLD

Winkworth





## WYCHWOOD, JUBILEE HILL, GREAT DURNFORD, WILTSHIRE, SP4 6AX

A delightful, detached bungalow with adaptable accommodation and potential for further alteration and improvement. Situated in a private location with good front and rear gardens, driveway parking for a number of vehicles and garage to the side. There are also stunning views to the rear of the property overlooking the surrounding fields.

The interior of the bungalow is well laid out, maximises natural light and allows for seamless living and entertaining. In need of some updating, there is lots of potential to create a fabulous modern home within this footprint.

### AT A GLANCE

- Three bedrooms
- Two reception rooms
- One bathroom
- Kitchen
- Large Garden
- Garage

### SERVICES

- EPC Band E
- Wiltshire Council Tax Band E
- Mains water, electricity and sewage
- Oil fired central heating
- Broadband coverage - superfast (80mbps) available.
- Mobile coverage Limited (Ofcom.org)





## LOCATION

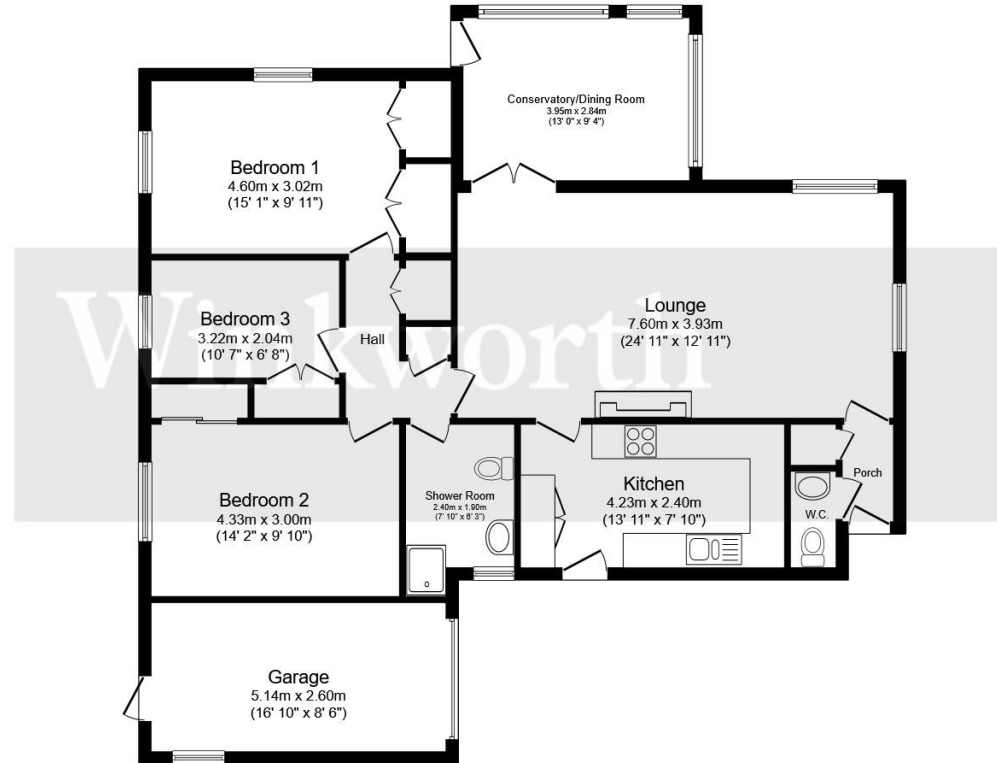
Great Durnford is a hamlet on the eastern side of the River Avon, around midway along the Woodford Valley. The beautiful surrounding countryside is home to some lovely walks. There are pubs in Upper Woodford, Great Durnford and Lower Woodford, a village school in Middle Woodford and a choice of churches. There is a golf course at High Post and the A303, some six miles away, gives access to motorways towards London.

## DIRECTIONS

From Salisbury proceed north through Stratford-Sub-Castle and continue through the Woodfords into Upper Woodford. Just before the bridge public house on the left, turn right over the bridge and take the first turning left signposted towards Great Durnford. Continue into the village, past the black horse public house on the left and take the next right onto jubilee hill.







Total floor area 122.6 m<sup>2</sup> (1,320 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Salisbury | 01722 443 000 | [salisbury@winkworth.co.uk](mailto:salisbury@winkworth.co.uk)

[winkworth.co.uk](http://winkworth.co.uk)

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