



Hibernus Middleton Road, Winterslow, Salisbury, Wiltshire, SP5 1QL

Guide Price £550,000

**Set in a wonderful plot with great potential for further enlargement, a detached chalet bungalow in the heart of the village.**

### **Description**

Situated in an elevated position together with a wonderful plot offering tremendous potential for further extension/alteration. a detached chalet bungalow presented in good order throughout within walking distance of the village store/post office. Benefits include double glazed windows and doors, electric panel heaters, Everhot range cooker, upvc soffits and fascias, ample driveway parking and garage. There is room for a double garage (subject to usual permissions) and the well stocked gardens extend to all sides with south facing aspect to the rear. This is genuinely a property that can only really be appreciated by an on site inspection!

Winterslow is a thriving village with a public house, local shop and post office, primary school, village/sports hall and doctors surgery. It lies about 7 miles north east of the Cathedral city of Salisbury and offers access via the A30 to London and A303 to the west country.

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Entrance hall**

Tiled floor, coats and shoe cupboard.

#### **Sitting room**

Double aspect room, oak flooring, door to hall and inner hall, opening to:

#### **Dining room**

Oak flooring, door to garden, open to:

#### **Kitchen**

Range of granite effect worksurfaces with inset one and a quarter bowl sink and drainer, base and wall mounted cupboards and drawers, space for dishwasher and fridge/freezer, Everhot range cooker, cooker hood, tiled floor, part tiled walls, ceiling downlighters.

#### **Inner Hall**

Understairs storage cupboard.

#### **Bedroom one**

Double aspect room with range of built in wardrobes.

#### **Bedroom two**

#### **Bedroom three**

Double aspect room.

### **Shower Room**

Tiled floor, part tiled walls, shower area with glass screen and thermostatic mixer shower, wc and hand basin. Cupboard housing high pressure water tank, floor to ceiling storage cupboards. Heated towel rail, downlighters, underfloor heating.

### **Stairs to first floor - landing**

#### **Bedroom four**

Double doors lead to large storage area. NB: This could be altered to create an ensuite shower room.

#### **Shower room**

Shower cubicle with glass screen and thermostatic mixer shower, corner wc and basin with cupboards beside. Heated towel rail, spotlights.

### **Outside**

The property is approached over a sloping concrete driveway with retaining walls and mature shrubs. Large lawn to front with hedging, shrubs and trees. Side access to both sides with ample driveway parking leading to the garage. Garden shed, water tap. The rear garden has a paved patio leading to lawn with extensive flower beds, shrubs and trees. Further sitting area with pergola over, ornamental pond. Enclosed by fencing and hedging.

### **Garage**

Detached garage with double doors, window, power and light.

### **Services**

Mains water, electricity and drainage are connected to the property.

### **Outgoings**

The Council Tax Band is ' F ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,939.28.

### **Directions**

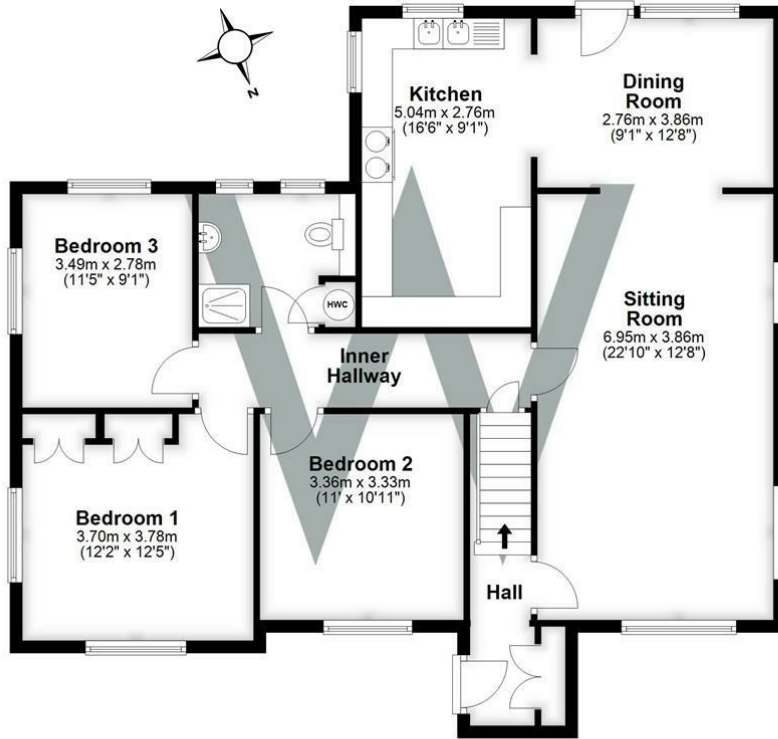
Leave Salisbury on the A30 London Road and at the top of the hill turn right into Firsdown. Go straight over the crossroads, up the hill and down the hill and take the left turning to Winterslow. Proceed through the village and the road bears right into Middleton Road. Hibernus can be found on the right hand side just before Woodland Drive.

### **WHAT3WORDS**

What3Words reference is: [///frail.zoned.ranks](https://www.what3words.com/#!/frail.zoned.ranks)

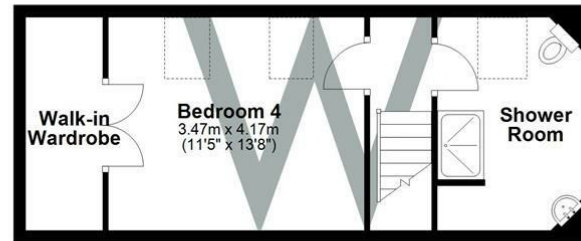
### Ground Floor

Approx. 108.4 sq. metres (1166.7 sq. feet)



### First Floor

Approx. 31.8 sq. metres (342.4 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>74</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	
EU Directive 2002/91/EC	

**WHITES**  
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