



Ashleigh Bugmore Lane, East Grimstead, Wiltshire, SP5 3SA

Guide Price £450,000 Freehold



**Set in a wonderful, semi-rural location on the edge of this popular village, a detached chalet in need of updating, offered with vacant possession.**

### **Description**

Set in a wonderful, semi-rural location on the edge of this popular village, a detached chalet house offering adaptable accommodation with potential for further improvement and extension (subject to the usual permissions). The property is approached via a small lane which leads to the parking area and front garden. There is also garden to the side and rear. The house is light and sunny with spacious rooms, oil fired central heating and double glazed windows but general updating is required throughout. Vacant possession is offered.

East Grimstead is about 6 miles south-east of Salisbury with local shops and post office close by in Alderbury. Needless to say, there is wonderful walking and riding and Bentley Wood is about 100m distant.

### **Entrance Hall**

### **Utility Room**

To front of the house, double aspect. Work surface, wall cupboards, space and plumbing for washing machine.

### **Sitting Room**

Double aspect room, blocked in fireplace with tiled hearth.

### **Snug/Family Room**

Double doors to garden.

### **Kitchen**

Good range of work surfaces with base base and wall cupboards, one and a half bowl sink unit, 4 ring gas (lpg) hob, dishwasher, further appliance space, door to garden.

### **Office**

### **First floor landing**

Hatch to loft space, eaves storage cupboard.

### **Bedroom One**

Built in storage cupboard

### **Bedroom Two**

### **Bedroom Three**

### **Bedroom 4**

Double bedroom with shelves to side.

### **Bathroom**

Built in storage cupboards, panel bath, low level wc, wash basin, electric shower.

### **Outside**

The garden lies to three sides with the majority to the front. There is a decked sitting area to the rear, otherwise laid to lawn with flower beds, shrubs and trees. Parking for 2 vehicles (more could be made).

### **Services**

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

### **Outgoings**

The Council Tax Band is F and the payment for the year 2024/2025 payable to Wiltshire Council is £3228.32

### **Directions**

From Salisbury take the A36 Southampton Road turning right at the start of the dual carriageway to Alderbury. Turn left into Clarendon Road and continue into East Grimstead. Turn left at the T-junction and then right into Bugmore Lane where the property will be found on the right hand side.

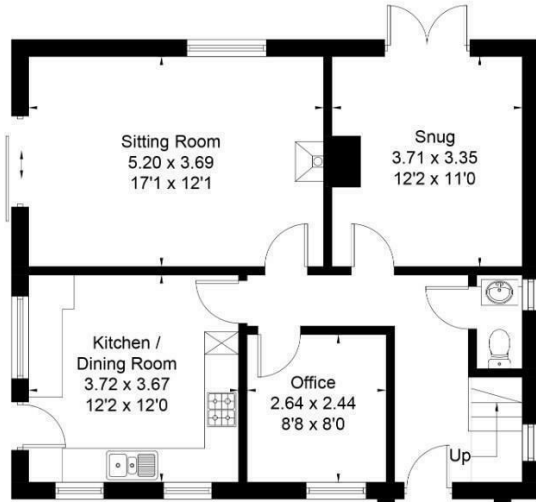
### **WHAT3WORDS**

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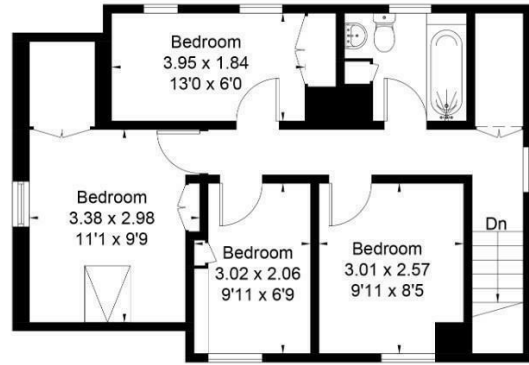
### **NB**

There is a pedestrian footpath which runs along the edge of the garden which could be fenced off if required.

Approximate Area = 126.3 sq m / 1359 sq ft  
Including Limited Use Area (1.7 sq m / 18 sq ft)



Ground Floor



First Floor

= Reduced head height below 1.5m

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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**Energy Efficiency Rating**

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</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>                            |           |           |
| (11-20) <b>G</b>                            |           |           |
| Not energy efficient - higher running costs |           |           |
| <b>England &amp; Wales</b>                  |           |           |
|   |           | <b>75</b> |
|   | <b>49</b> |           |
|   |           |           |
| EU Directive 2002/91/EC                     |           |           |

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