



Cranborne Cottage Blandford Road, Coombe Bissett, Salisbury, Wiltshire,
SP5 4LF

Guide Price £600,000 Freehold

Rarely available opportunity to purchase a detached bungalow sitting in grounds approaching half an acre and surrounded by open fields with the river to front.

Directions

Leave Salisbury on the A354 Blandford Road and enter Coombe Bissett after approximately three miles. Shortly after passing The Fox & Goose public house on the left, turn right on to Old Blandford Road. Carry on (unmade road) where Cranborne Cottage will be found, the last on the left.

Description

Rarely available opportunity to purchase a detached bungalow sitting in grounds approaching half an acre and surrounded by open fields with the river to front. It is now in need of modernising but has enormous potential for extending and conversion of the roof space where there are already two windows. The windows are double glazed and there is electric heating. Cavity wall insulation has been installed and the loft is heavily insulated. No forward chain.

Property Specifics

The accommodation is arranged as follows:

Hall

Built in coats cupboard.

Wc

Kitchen

Work surface with inset sink and double drainer unit, plumbing for washing machine, space for electric cooker. Cupboard housing lagged hot tank and immersion heater. Hatch to insulated loft. Door to:

Rear Porch

Double glazed to all sides, doors to front and rear gardens, butlers sink.

Store

Sitting Room

Double aspect room with sliding doors to rear garden, open fireplace.

Bedroom 1

Double aspect room, range of fitted wardrobes.

Bedroom 2

Range of fitted wardrobes.

Bedroom 3/Dining Room

Bathroom

Panel bath, wc and wash basin.

Outside

The garden is a feature of the property, sitting behind a low stone wall with hedging over. To the front of the property is a large parking area with five bar gate leading to the side garden which could be used for garaging. To the front is an area of lawn with mature shrubs, trees and flower beds. To the rear the garden rises up with flower beds, lawn, shrubs and trees. For those who like gardening there is a magnificent range of primroses of all colours. The whole is enclosed by hedging with fields to rear and side. There are further fields to the front which is where the river runs.

Services

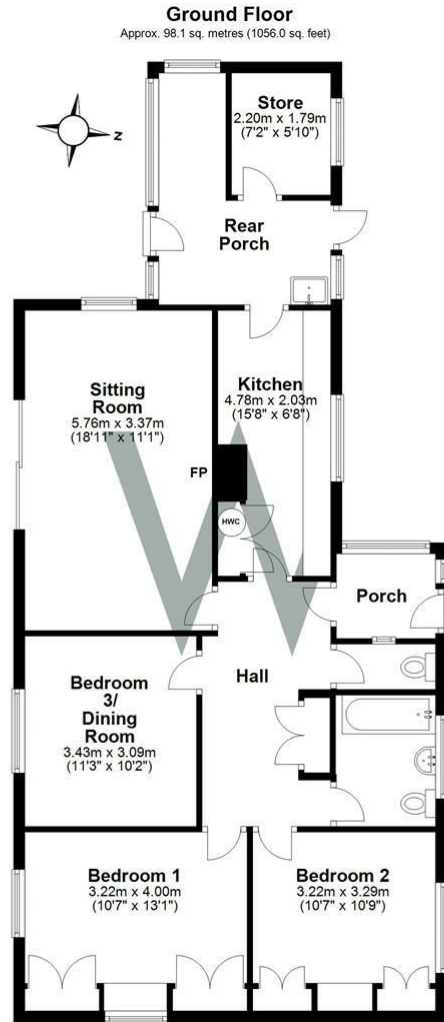
Mains water and electricity, private drainage.

Outgoings

The Council Tax Band is 'E' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,558.12.

WHAT3WORDS

What3Words reference is: [///rivers.parties.though](https://www.what3words.com/rivers.parties.though)



Total area: approx. 98.1 sq. metres (1056.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		6	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WHITES
 Castle Chambers, 47 Castle Street,
 Salisbury, Wiltshire, SP1 3SP
 01722 336422
www.hwwhite.co.uk
residential-sales@hwwhite.co.uk

