



Pachumba, Gomeldon Road, Winterbourne Gunner, Salisbury, Wiltshire, SP4 6LR

Guide Price £765,000
Freehold

An exceptionally spacious detached bungalow offered in superb order and set in a plot of approximately half an acre.

Description

Pachumba is an exceptionally spacious detached bungalow offering very adaptable accommodation and offered in quite superb condition throughout. Over the years the property has been extended to the rear and has also had a recent roof conversion to provide two more rooms. The accommodation consists of four double bedrooms, en-suite shower room, family bathroom, 10m sitting room, kitchen/dining room, utility, laundry room, (all fitted appliances are Neff) cloakroom all on the ground floor and a further double bedroom and study on the first floor. It is set in a large plot, approaching half an acre, which offers a huge amount of parking to the front, private rear garden with large terrace and a double garage to the side. There are open fields to front and rear, gas fired central heating by radiators and double glazed windows throughout. Planning permission was previously granted for a further extension to the rear. This is a property that must be seen internally to fully appreciate!

The property is located on the edge of this popular village some three miles to the north of Salisbury. The village has its own shop and post office, with local primary school close by.

Property Specifics

The accommodation is arranged as follows:

Entrance Porch

Oak posts on brick pillars and paved floor. Part-glazed oak door to:

Hall

Wood-effect flooring, stairs to first floor with glass sides and oak rails, understairs cupboard and coats cupboard.

Bedroom One

En-suite Shower Room

Large shower tray with glass screen and thermostatic mixer shower, hand basin with cupboards below and low level WC. Heated towel rail, tiled floor, extractor fan, part-tiled walls.

Bedroom Two

Bay window to front elevation, range of built-in wardrobes.

Bedroom Three

Bay window to front elevation.

Bedroom Four

Family Bathroom

Tiled shower cubicle with electric shower, panelled bath, WC with concealed cistern and twin wash hand basins with drawers beneath. Tiled floor, part-tiled walls, extractor fan, heated towel rail.

Sitting Room

Double aspect room with French doors to garden, folding doors to kitchen/dining room, stone fireplace with hearth and double sided woodburning stove.

Kitchen/Dining Room

A large double aspect room with a superb fitted kitchen with an extensive range of fitted base, wall and full height cupboards with granite work surfaces, inset one-and-half bowl sink unit with mixer tap over, breakfast bar, Neff fitted units including hob, twin ovens and fridge. Tiled floor, ceiling downlighters, French doors to garden, double sided woodburning stove with stone chimney breast.

Utility Room

Door to garden, tiled floor, work surfaces with base and wall mounted cupboards, plumbing and space for dishwasher, wall mounted Worcester boiler for heating and hot water.

Second Utility

Work surface with space and plumbing for washing machine and tumble dryer below, cupboard housing lagged hot water tank, door to:

Shower Room

Low level WC, wash hand basin with cupboard below, shower cubicle with thermostatic mixer shower and glass door, tiled floor, heated towel rail, extractor fan.

Stairs to First Floor - Landing

Bedroom Five

Built-in double wardrobe, two Velux windows.

Study

Door to eaves storage.

Shower Room

Low level WC, wash hand basin and shower cubicle with thermostatic mixer shower and glass door, extractor fan, heated towel rail, tiled floor.

Outside

Double garage 5.95m x 5.27m (19'6" x 17'3") with power and light, door to garden, window to rear.

The property sits behind a low hedge with tarmacadam driveway leading to tarmacadam and gravel parking for a number of vehicles. Lawn to front and hedging to sides. The driveway continues through to the rear garden which has a large paved terrace, steps up with low stone wall to large lawned area with hedging to sides and mature trees. The whole plot extends to approximately half an acre.

Services

Mains gas, 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 £3,048.25.

Directions

From Salisbury take the A30 London Road, under the railway bridge and at the roundabout take the first left signposted The Winterbournes. At the mini roundabout turn left and at the next one turn right. Proceed through Winterbourne Dauntsey and turn right on to Gomeldon Road. The property will be seen on the right hand side after about 400 yards.

WHAT3WORDS

What3Words reference is: [///passages.groom.inhabited](https://www.what3words.com/?q=///passages.groom.inhabited)



WHITES


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

