Corydon, Pennings Drove, Coombe Bissett, Salisbury, Wiltshire, SP5 4NA

Guide Price £600,000 Freehold

A very rare opportunity to purchase a detached bungalow on the edge of the village, with wonderful views and enlargement potential.

Directions
From Salisbury take the A354 Blandford Road and in Coombe Bissett turn left into Homington Road. Pennings Drove is third on the right where the property will be seen on the left hand side after a short distance.

Description
Situated in a wonderful location with views over open fields to the rear, a detached bungalow offering terrific potential for enlargement either via ground floor extension or a loft conversion. It is located on the edge of the village in a semi rural location with very few near neighbours, together with a plot of about a third of an acre. There is ample driveway parking, and more could be created, and there is space to both sides of the property. There is oil fired central heating with a recently installed boiler and double glazed windows. The views to the rear are quite exceptional overlooking open farmland and it is close to the Coombe Bissett Down Nature Reserve which is a Wiltshire Wildlife Trust site. This is a truly exceptional opportunity and we would recommend an early visit to understand the potential on offer.

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

Entrance hall
Hatch to loft space, double glazed front door.

Sitting room 12'11" x 14'0" (3.96m x 4.27m)
Double aspect room with views to rear.

Kitchen 9'10" x 7'4" (3.01m x 2.24m)
Work surfaces with base and wall mounted cupboards and drawers, single drainer stainless steel sink unit with mixer tap, four ring electric hob with hood over, built-in oven. Part tiled walls. Open to:

Dining room 16'5" x 11'11" (5.01m x 3.65m)
Sliding doors to rear garden, double cupboard with recently installed Grant oil fired boiler for central heating and hot water, central heating programmer, controls for solar panels. Deep larder cupboard. Double doors to:

Conservatory 14'2" x 11'1" (4.34m x 3.38m)
Overlooking the rear garden with extensive views, double doors to garden, roof vent and fanlight.

Bedroom one 11'11" x 10'6" (3.65m x 3.21m)
Double aspect room.

Bedroom two 12'11" x 10'11" (3.96m x 3.33m)
Overlooking the rear garden and with views.

Bedroom three 9'7" x 7'10" (2.94m x 2.41m)

Bathroom
White suite of panelled bath with mixer tap and shower attachment, low level WC and wash-hand basin. Striplight and shaver socket. Wall mounted fan heater, part tiled walls, large airing cupboard.

Rear hall
With door to garage and door to:

Utility room
Door to garden, space and plumbing for kitchen appliances.

Garage 15'11" x 8'0" (4.86m x 2.45m)
Up and over door to front, window to side, power and light.

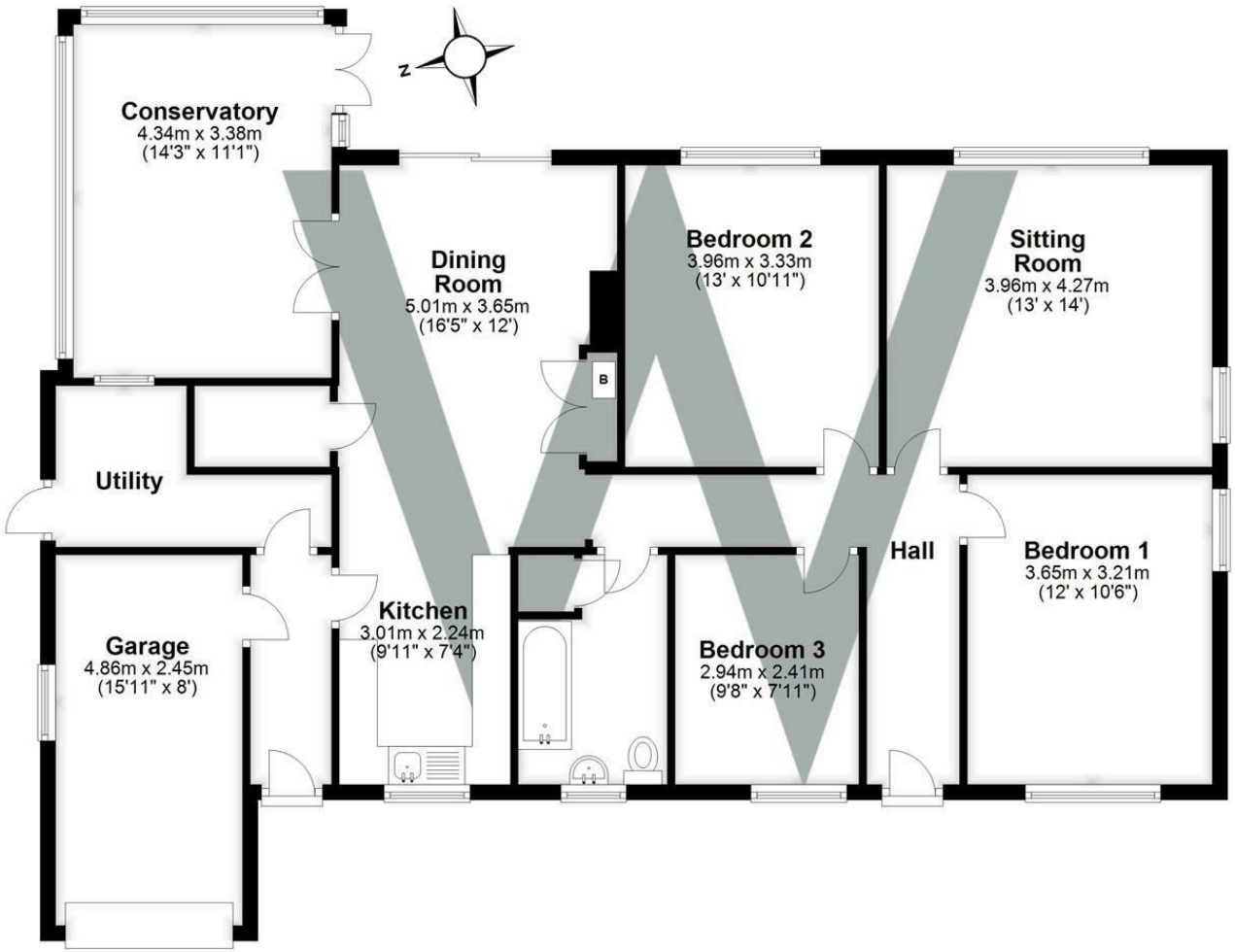
Outside
The plot extends to about a third of an acre and is approached via a gravel drive and parking area behind a wooden entrance gate and hedging. To the side of the garage are timber gates which lead to a covered storage area with an oil tank, whilst to the right of the drive is a large area of lawn with flowerbeds, shrubs and trees. There is a disused vegetable area with timber sheds and a concrete path leading to the rear garden. The rear garden is primarily laid to lawn with extensive flowerbeds, shrubs and trees, rock garden, small pond and greenhouse. To the rear of the garden is a wildlife area with mown paths through extensive flower areas.

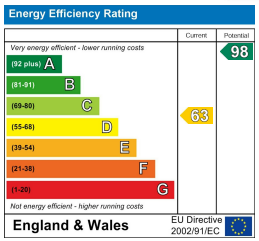
Services
Mains water, electricity and drainage are connected to the property. Oil fired central heating by radiators.

Outgoings
The Council Tax Band is ‘E’ and the payment for the year 2020/2021 payable to Wiltshire Council is £2,358.84.

Ground Floor

Approx. 133.6 sq. metres (1438.2 sq. feet)





Total area: approx. 133.6 sq. metres (1438.2 sq. feet)

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