



6 Saddlers Mead, Wilton, Salisbury, Wiltshire, SP2 0DE

£399,950 Freehold

An exceptionally spacious detached bungalow with a good garden and lovely outlook to the rear, situated within the heart of Wilton.

Directions

From Salisbury take the A36 Wilton Road turning left at the roundabout into Wilton. At the traffic lights carry straight over into West Street and bear left into Shaftesbury Road. At the mini-roundabout turn left into Saddlers Mead where No. 6 will be seen after a short distance on the right hand side.

Description

This offers an exceptionally rare opportunity to purchase a spacious detached bungalow which is situated in a small close which has the benefit of a private residents meadow which leads down to the Nadder River. There are fishing rights for the residents and benches to sit on. There is a good sized rear garden facing west and overlooking open fields to the rear, a large conservatory, integral garage and adaptable accommodation extending to approximately 1,500 sq ft. The windows and doors are double glazed and there is gas fired central heating by radiators. Vacant possession is offered.

Property Specifics

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

Entrance hall

Shower Room

Corner shower cubicle with sliding glass screens and thermostatic mixer shower, low level WC and wash-hand basin. Tiled walls, extractor fan.

Inner hall/study 15'1" x 8'6" (4.60m x 2.60m)

With sun tube for light.

Bedroom one 10'2" x 9'10" (3.12m x 3.02m)

Large picture window to front elevation, two built-in wardrobe cupboards.

Bedroom two 12'11" x 7'11" (3.96m x 2.42m)

Bathroom 7'11" x 5'10" (2.42m x 1.8m)

Part tiled walls, inset panelled bath with thermostatic mixer shower over, wash-hand basin, cupboard housing Vaillant gas boiler for central heating and hot water.

Cloakroom

Low level WC and wash-hand basin.

Sitting room with dining area 21'2" max x 13'5" (6.47m max x 4.09m)

Double French doors to garden with side windows.

Kitchen 12'4" x 8'6" (3.76m x 2.6m)

Range of work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap over, four ring electric hob, cupboards and drawers below. Wall mounted cupboards, built-in oven, stainless steel cooker hood. Door to outside. Recess with further worktop and cupboard.

Conservatory 22'10" x 9'7" (6.96m x 2.93m)

Door to side passage. Double doors to rear garden. Wood effect flooring, single drainer sink unit with cupboards below, space and plumbing for washing machine.

Garage 20'5" x 7'11" (6.23m x 2.42m)

Up and over door, power and light.

Outside

The property is approached over a brick paved driveway leading to the front door and garage. Lawn to side. Rear access paths to both sides of the property leading to the rear garden which is of good size and faces west. Timber panel fencing to sides and hedging to rear. Greenhouse, garden shed, summerhouse. Mainly laid to lawn with well stocked flower and shrub beds, climbing plants and lovely outlook over open meadow to rear.

The residents of Saddlers Mead have access to neighbouring meadow which runs down to the River Nadder.

Services

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

Outgoings

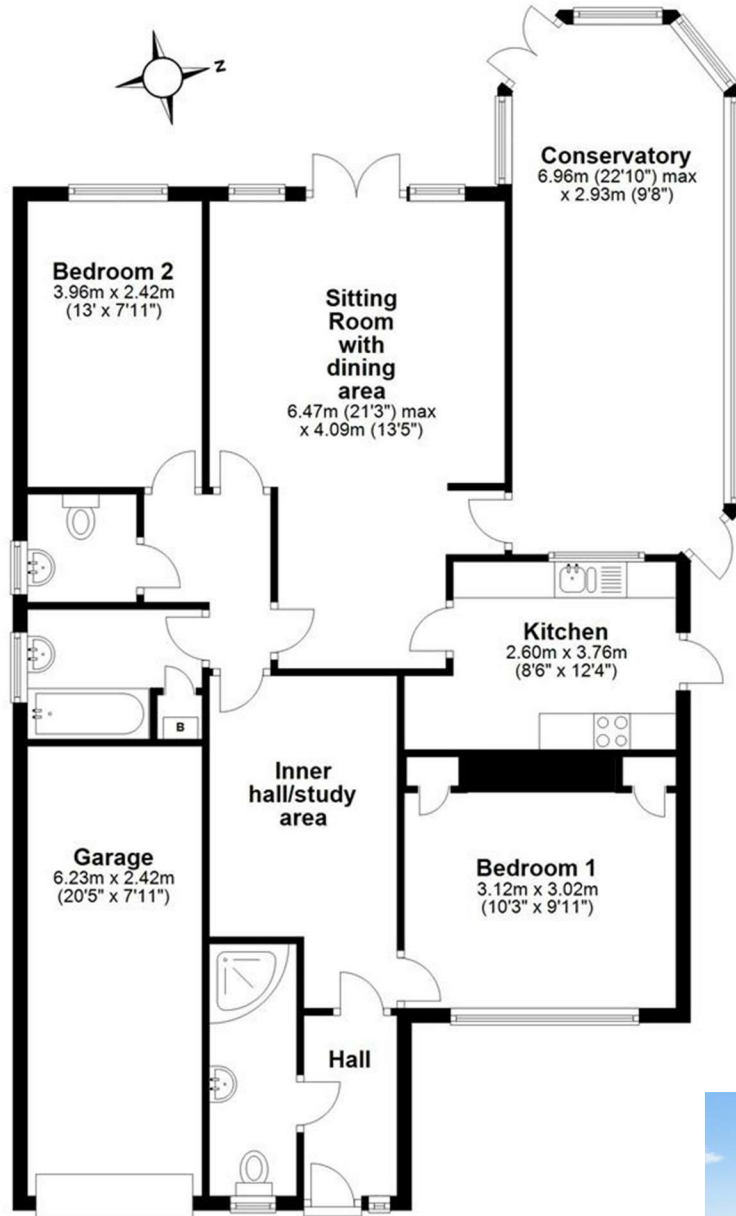
The Council Tax Band is 'E' and the payment for the year 2020/2021 payable to Wiltshire Council is £2,510.12.

Agents note

All 27 residents of Saddlers Mead own a share of the meadowland with river frontage onto the River Nadder and fishing rights. This is private land and only for use by the residents. The current maintenance charge is £140 per annum per property for the upkeep of the meadow which covers general maintenance and lawn mowing.

Ground Floor

Approx. 144.1 sq. metres (1551.1 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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Total area: approx. 144.1 sq. metres (1551.1 sq. feet)



