



**Swallowcliffe**

**Guide Price £425,000**



## Larkrise, Swallowcliffe, Wiltshire, SP3 5PH

- Detached Bungalow Located Within Highly Regarded Wiltshire Village
- Set Within Grounds Of Approx. 0.25 Acre
- Over 1400 Sq. Ft. Of Flexible Accommodation
- Three Bedrooms Including Two Doubles
- Conservatory
- Stunning Countryside Views
- Off Road Parking
- Workshop & Summer House
- Potential To Extend (STPP)
- No Onward Chain •EPC: E

### LOCATION

Swallowcliffe, a rural hamlet located among the most glorious unspoilt countryside, benefits from some immediate amenities that include the highly thought of Royal Oak Public House as well as The Church of St Peter.

Easily accessible is the nearby village of Tisbury that boasts a railway station which is on the main line between Exeter and London Waterloo. Tisbury has a good range of immediate facilities including a Co-operative Supermarket, several independent retailers, Post Office, Public Houses, Doctors' Surgery, Dental Practices, Library, Leisure Centre, Recreation Ground and several Community Groups. Since 2014 Tisbury has been voted within the top 5 villages to live in outside of London according to the Sunday Times.

Tisbury also benefits from excellent road links from being located in close proximity the A303 and the A30. A303 (London/Exeter) 6m, Shaftesbury 10m, Salisbury 14m. Trains: Tisbury (London Waterloo 110m), Salisbury (London Waterloo 85 mins).

### DESCRIPTION

A spacious detached bungalow set within a plot of just over a quarter of an acre, and enjoying stunning countryside views.

The flexible accommodation includes a kitchen, which leads into a separate dining room, further sitting room, conservatory, three bedrooms and a shower room with separate WC.

Externally there is a single garage, which opens up into a workshop, as well as a summer house.

### SERVICES

The property is connected to mains water and electricity, drainage is in the form of septic tank. There is oil fired central heating as well as a fireplace in the sitting room.







## LOCAL AUTHORITY

Wiltshire Council, Band C.

## OUTSIDE

To the front of the property is a private driveway providing parking for several vehicles, as well as a front garden, mainly laid to lawn, with planted borders and shrubs, also benefitting from stunning countryside views. Large double gates provide access to the rear.

The rear garden can also be accessed via the conservatory where you step out onto a paved area. The rest of the garden is mainly laid to lawn, again boarded by mature hedging, backing onto open countryside.

In addition, there is a large summer house, further green house, single garage and adjoining workshop.

## TENURE

Freehold

## STAMP DUTY

To calculate the stamp duty payable on this property visit [www.hmrc.gov.uk/tools/sdl/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdl/land-and-property.htm)

## VIEWINGS

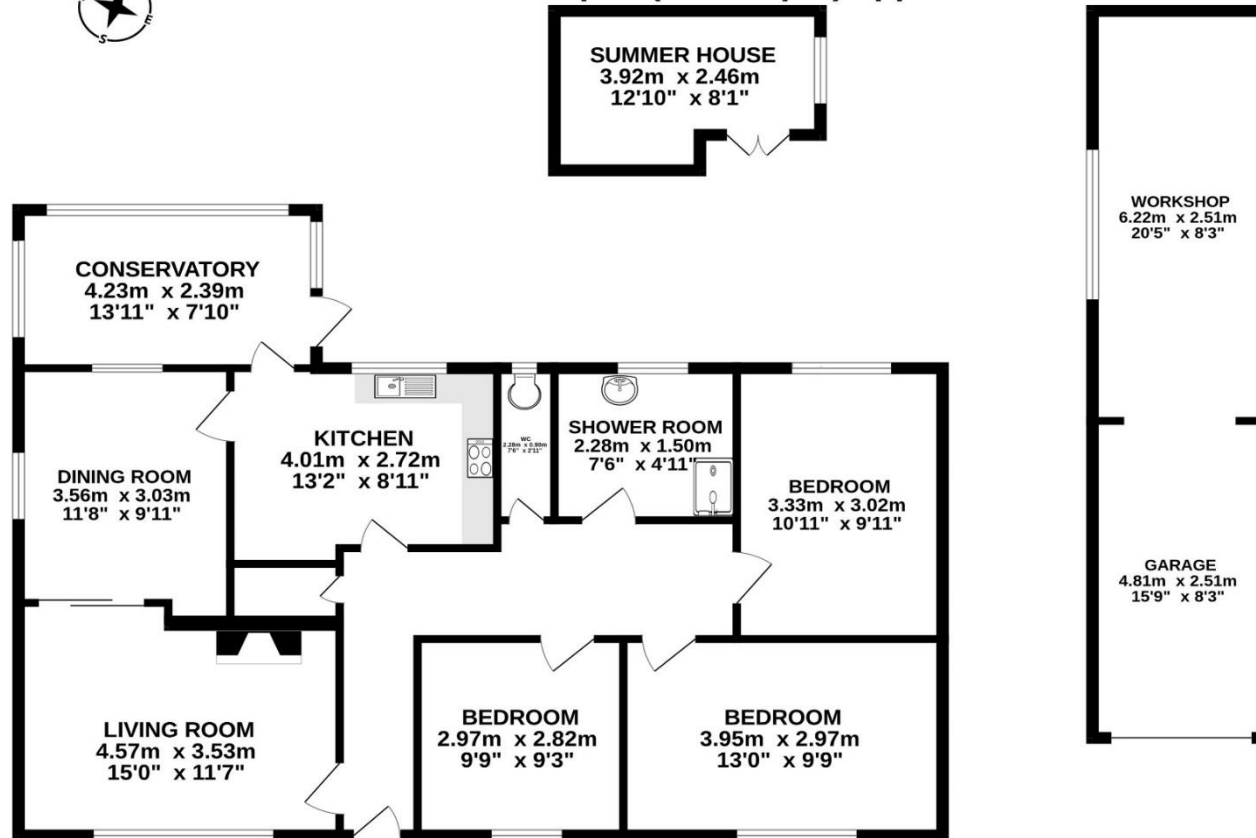
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## GROUND FLOOR 139.0 sq.m. (1496 sq.ft.) approx.



**TOTAL FLOOR AREA : 139.0 sq.m. (1496 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

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