



The Poplars, Barford St. Martin

O.I.E.O £293,000

The Poplars, Barford St. Martin, Salisbury, Wiltshire SP3 4AR

- **Located within a Popular Nadder Valley Village**
- **Close to Village Amenities & Countryside Walks**
- **Stunning Views to the Front, Looking out over the Meadowland**
- **Recently Re-furbished by Current Owner** • **Kitchen, opening up into Dining/Living Area**
- **Sitting Room with Open Fire** • **Two Bedrooms, One Luxury Bathroom with Bath and Shower**
- **Off Road Parking** • **Garden to Rear** • **EPC: Awaited.**

DESCRIPTION

Believed to originally date back to the 1920s, this semi-detached village home, which has been recently re-furbished by the current owner, providing a more modern style of living, whilst maintaining attractive character features throughout.

The immaculately presented accommodation is designed over two floors, and includes to the ground floor, an entrance hall, kitchen which opens into the dining area, with room for ample furniture, and a separate sitting room with open fireplace. On the first floor there are two bedrooms, the main with stunning views across the meadows, and a recently fitted, luxury bathroom, with both bath and shower.

Externally the property has off-road parking, and a generous garden to the rear.

LOCATION

Barford St.Martin is a small, picturesque village located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. The river Nadder runs through the village and Barford is known as one of the Nadder valley villages. The village benefits from fantastic walks through Grovely Woods and water meadows. In addition, there is a popular public house, a pre-school, church, Budgens convenience store and petrol station.

The property is situated a short drive away from Wilton, a former capital of Wessex and stately home to the Earl of Pembroke, which has a good general range of shops and social outlets. The cathedral city of Salisbury is 6 miles away and has an excellent shopping centre, market and recreational facilities that include a theatre, cinema, arts centre and leisure centre. Salisbury also has a mainline railway station with London Waterloo being approximately 85 minutes travel time away.



SERVICES

The property is connected to mains water, electricity and drainage. There is oil fired central heating, along with a fireplace in the sitting room.

The roof was replaced in 2023 (25-year guarantee), most of the windows were replaced in 2023, a new immersion has been put in the airing cupboard, along with a shower pump. There is an EV charger connected to the side of the house.





OUTSIDE

To the front of the property there is a driveway, which has been paved, providing parking for a couple of vehicles, along with a paved pathway leading up to the front door. There is a small garden to the front laid to lawn, as well as an access to the side, leading around to the rear garden.

The rear garden can also be accessed from the kitchen, where you step out onto a patio, providing a great space for the outdoor furniture. The rest of the garden is mainly laid to lawn, and is enclosed to all sides.

LOCAL AUTHORITY

Wiltshire Council Tax Band B.

TENURE

Freehold

STAMP DUTY

To calculate the stamp duty payable on this property visit

www.hmrc.gov.uk/tools/sdlit/land-and-property.htm

VIEWINGS

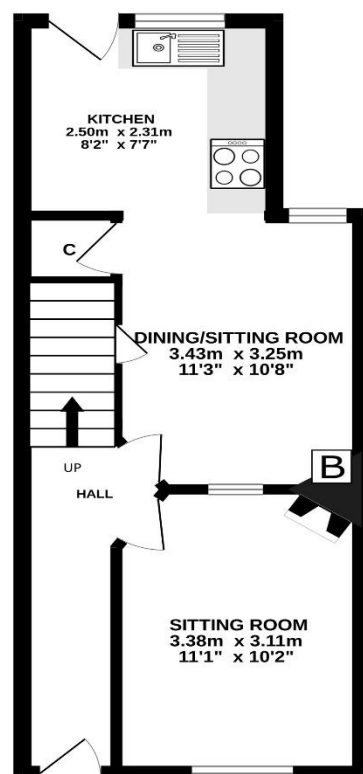
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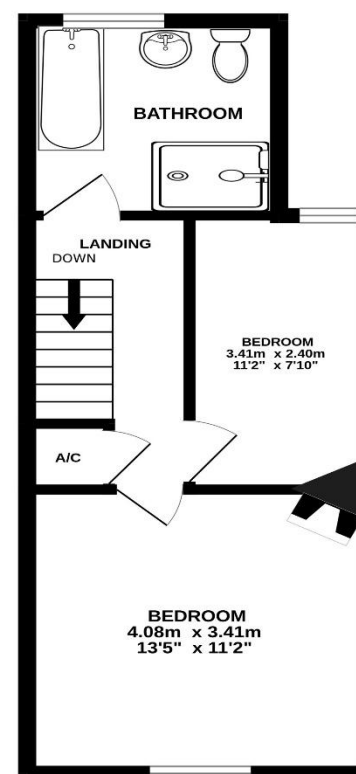




GROUND FLOOR
27.9 sq.m. (300 sq.ft.) approx.



1ST FLOOR
27.8 sq.m. (299 sq.ft.) approx.



BARFORD ST. MARTIN

TOTAL FLOOR AREA : 55.7 sq.m. (599 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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