



Little Ridge Salisbury Road, Coombe Bissett, Salisbury, Wiltshire, SP5 4JT

£550,000 Freehold

A well presented detached chalet style house situated on a private road with a large rear garden enjoying a southerly aspect.

Description

The property is a detached chalet style house situated on the edge of this popular Chalke Valley village with rural views to the front and rear. Situated along a private lane, the house has been updated to a high standard and enjoys a large south facing garden to the rear. The accommodation comprises an entrance hallway with a woodblock floor, a sitting room with a woodburner and a dining room, both with bi-fold doors leading out on to a sun terrace. The kitchen has a good range of units with timber work surfaces and there is a large utility room, a cloakroom and a study. On the first floor there are three bedrooms with the master bedroom having an en-suite shower room and there is a family bathroom. Benefits include PVCu double glazing, oil central heating, internal oak doors, inset spotlights throughout most rooms and a garage with ample off road parking to the front. Coombe Bissett is a popular village lying approximately 3 miles in a south westerly direction from Salisbury and amenities include a primary school, village store, public house and church.

Property Specifics

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

Entrance Porch

Windows, radiator, part glazed door to;

Entrance Hall

Woodblock floor, stairs with glass balustrade, radiator.

Sitting Room 18'0" x 11'10" (5.49m x 3.63m)

Bi-fold doors to rear, radiator, fireplace with woodburning stove, tiled surround and granite hearth.

Dining Room 13'10" x 10'0" (4.22m x 3.05m)

Bi-fold doors to rear, radiator.

Study/bedroom Four 10'9" x 7'4" (3.30 x 2.24m)

Window to front, radiator.

Kitchen 10'4" x 8'3" (3.15m x 2.54m)

Base and wall units with timber work surfaces over, sink and drainer under window to front, integrated electric oven, grill and hob, space/plumbing for dishwasher, tiled floor, arch to;

Utility Room 11'8" x 6'7" (3.56m x 2.01m)

Cupboards with timber work surface and sink and drainer under window to rear, space/plumbing for washing machine, space for tumble dryer and fridge/freezer, radiator, tiled floor, door to garden and to garage.

Cloakroom

Fitted with a low level WC, wash hand basin with cupboard under, part tiled walls, tiled floor, obscure glazed window to front.

First Floor - Landing

Window to front, radiator.

Bedroom One 12'2" x 10'0" (3.71m x 3.07m)

Window to rear, radiator, door to;

En-suite Shower Room

Fitted with a white suite comprising low level WC, wash hand basin, shower area with folding shower screen, heated towel rail, fully tiled walls and floor, velux window.

Bedroom Two 11'8" x 10'0" (3.58m x 3.05m)

Window to rear, radiator, built in wardrobe.

Bedroom Three 11'1" x 6'9" (3.38m x 2.06m)

Window to side, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with hand held shower over, low level WC, wash hand basin, fitted cupboards, tiled walls, heated towel rail, obscure glazed window to side.

Garage 17'1" x 8'5" (5.23m x 2.59m)

Up and over door, power and light, floor mounted boiler.

Outside

To the front of the property is a driveway providing ample off road parking, a timber shed and the oil tank. A path leads to the front door and there is also a lawned area. There is side access in to the south facing rear garden which is a particular feature of the property. It has a raised sun terrace with a pergola and steps lead down to the lawn and there is also a timber summerhouse.

Services

Mains water, electricity are connected to the property. Oil central heating. Septic tank drainage.

Outgoings

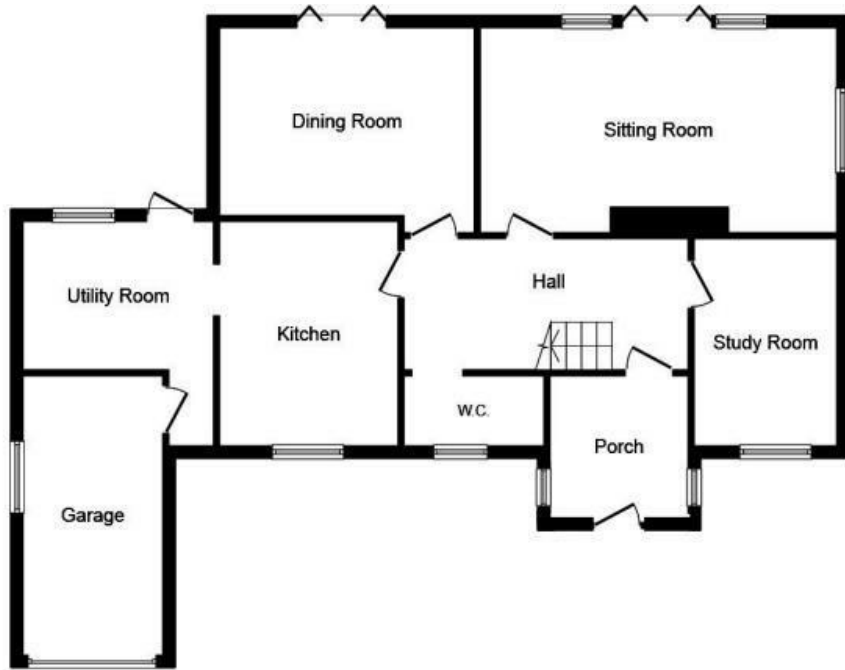
The Council Tax Band is 'E' and the payment for the year 2023/2024 payable to Wiltshire Council is £2558.12.

Directions

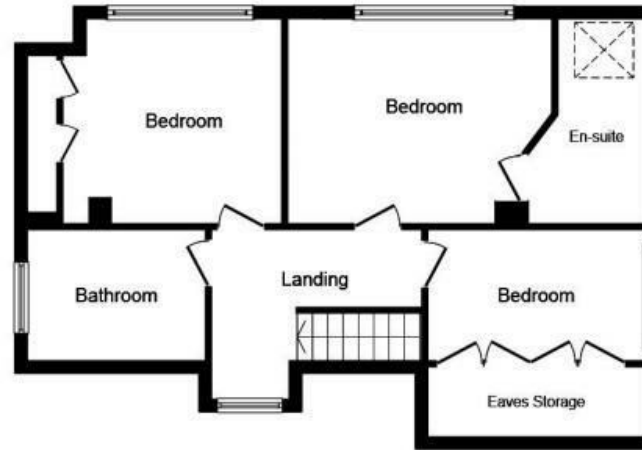
Leave Salisbury on the A354 and before entering the village of Coombe Bisset, turn right just after the village sign and just after a small 40mph sign on the right. Follow the lane around to the left and the property can be found after a short distance on the left hand side.

WHAT3WORDS

What3Words reference is: ///



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	75
(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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