



Amberley Bugmore Lane, East Grimstead, Salisbury, Wiltshire, SP5 3SA

Guide Price £425,000 Freehold

In a semi-rural location on the edge of this popular village, a detached house dating from the 1970's offering a terrific opportunity for improvement, alteration and extension (subject to the usual permissions) together with a lovely outlook over gardens and fields to front and rear.

Description

Set in a wonderful, semi-rural location on the edge of this popular village, a detached house dating from the 1970's offering a terrific opportunity for improvement, alteration and extension (subject to the usual permissions) together with a lovely outlook over gardens and fields to front and rear. The house is light and sunny with spacious rooms, there is driveway parking, good front and rear gardens, double garage, electric heating and double glazed windows. The house has been well maintained but would now benefit from a program of updating. Vacant possession is offered.

East Grimstead is about 6 miles south-east of Salisbury with local shops and post office close by in Alderbury. Bugmore Lane is a cul-de-sac leading to Bentley Wood, a local Nature Reserve, and needless to say there is wonderful walking and riding.

Entrance hall

Stairs to first floor, coats cupboard.

Sitting/dining room

L-shaped room with sliding doors to garden, open fireplace with stone surround.

Kitchen

Double drainer sink, work surfaces with base and wall cupboards, electric cooker, appliance space, full height shelved storage cupboard.

Utility room

Sink unit and cupboards, space and plumbing for washing machine, further appliance space.

Rear Hall

Door to garage and rear garden.

Cloakroom

Low level wc and wash basin.

Stairs to first floor - landing

Hatch to loft space.

Bedroom one

Built in double wardrobe with cupboards above.

Bedroom two

Built in double wardrobe with cupboards above, cupboard housing hot water tank.

Bedroom three

Built in wardrobe/cupboard.

Bathroom

Recently refitted glass fronted walk in shower with electric power unit and hand held riser, low level wc and hand basin. Heated towel rail.

Double Garage

Electric up and over door, power and light, door to rear hall.

Outside

There are really good sized gardens to front and rear with lawns, mature shrubs, trees, and flower beds. Side pedestrian access, outside lighting, water tap.

Services

Mains water and electricity are connected to the property.

Outgoings

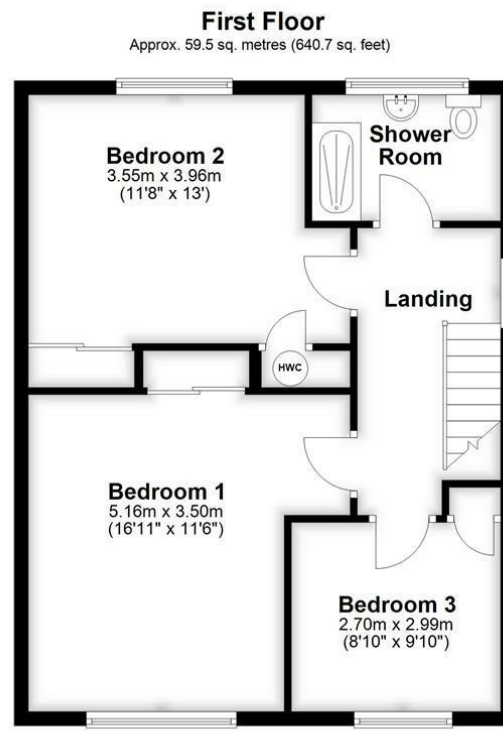
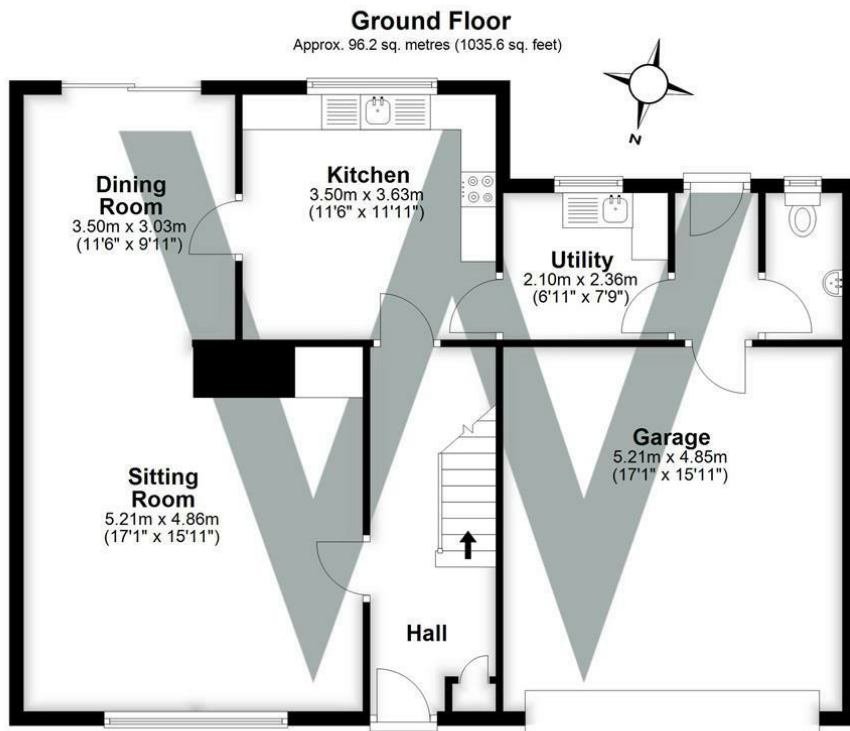
The Council Tax Band is ' F ' and the payment for the year 2024/2025 payable to Wiltshire Council is £3228.32.

Directions

From Salisbury take the A36 Southampton Road turning right at the start of the dual carriageway to Alderbury. Turn left into Clarendon Road and continue into East Grimstead. Turn left at the T-junction and then right into Bugmore Lane where the property will be found after a short distance on the right hand side.

WHAT3WORDS

What3Words reference is: [///meanwhile.croaking.noticing](https://www.what3words.com/meanwhile.croaking.noticing)



Total area: approx. 155.7 sq. metres (1676.3 sq. feet)



Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		46
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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