



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

£465,000 Freehold

A detached bungalow with well proportioned accommodation and backing on to open meadowland to the rear.

Description

The property is a detached bungalow that has been improved by the current owner and occupies one of the best plots within this sought after exclusive development with views over the private residents meadow land which leads down to the River Nadder. The current owner has made a number of improvements over the years including a new bathroom suite and kitchen units, new windows and central heating system and rewiring. The well proportioned accommodation is therefore in good order throughout and comprises an entrance lobby and utility area and an open plan sitting/dining room. The kitchen has an excellent range of units with fully integrated appliances and an inner hallway leads to the bedrooms, all with fitted wardrobes with two bedrooms having a view over the garden and meadowland. The bathroom has a white four piece suite. Benefits include PVCu double glazing, gas central heating and an attractive brick driveway which provides off road parking for several cars in front of an integral garage. There are also gardens to the front and rear. Saddlers Mead is a small close of similar detached properties on the edge of the popular town of Wilton which has an excellent range of amenities and lies approximately three miles west of Salisbury which is served by a regular bus service from the town centre.

Property Specifics

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

Entrance lobby

Glazed front door, inset doormat, doors to sitting/dining room and to;

Utility room

Sink and drainer with cupboard and space for washing machine under, wall cupboard, window to front.

Sitting/dining room 21'2" x 14'10" both max (6.47m x 4.53m both max)

Attractive full length window to front, high level window to side, stone fireplace and hearth with inset electric fireplace, inset spotlights, space for table and chairs, radiator, wall mounted thermostat.

Kitchen 9'9" x 8'5" (2.99m x 2.57m)

Fitted with base and wall units with work surfaces over, sink and drainer under window to rear, integrated electric oven, gas hob, extractor, fridge/freezer and dishwasher, radiator.

Inner hall

Access to loft, storage cupboard.

Bedroom one 13'4" x 9'6" (4.07m x 2.92m)

Window to rear with superb views over garden and meadows, radiator, fitted wardrobes.

Bedroom two 10'4" x 9'9" both max (3.15m x 2.99m both max)

Window to side, radiator, fitted wardrobe.

Bedroom three 10'3" x 9'9" (3.13m x 2.99m)

Window and glazed door to rear, radiator, fitted wardrobe.

Bathroom

Fitted with a white suite comprising panelled bath, large shower cubicle, low level WC, wash hand basin with cupboard under, part tiled walls, inset spotlights, heated towel rail.

Outside

To the front of the bungalow is a lawned area with flower borders and a brick paved driveway providing off road parking for several cars. Access can be gained in to the rear garden which is lawned with a patio area and flower and gravel borders. The rear boundary has a post and rail fence to enhance the view over the meadows to the rear.

Integral garage 18'8" x 8'6" (5.70m x 2.61m)

With up and over door, power and light, wall mounted gas boiler and personal door to side.

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 2024/2025 payable to Wiltshire Council is £2833.06.

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 and follow the road through the cul de sac where the property can be found before the double bend on the right hand side.

WHAT3WORDS

What3Words reference is: [///crawling.ideals.crumple](https://www.what3words.com/#!/en/@@@/crawling.ideals.crumple)

Floor Plan
Approx. 98.2 sq. metres (1057.0 sq. feet)



Total area: approx. 98.2 sq. metres (1057.0 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | 63 | |
| (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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