



Eastfield House, Blandford Road, Coombe Bissett, Wiltshire, SP5 4LH

£550,000 Freehold

**A wonderful family home dating from the 1950's and extended to create spacious and comfortable accommodation.**

### **Description**

A wonderful family home dating from the 1950's and extended to create spacious and comfortable accommodation. Offered in excellent order throughout, the property is set behind a brick and rendered wall with double gates leading to a huge amount of parking to the front as well as a lovely rear garden which is well stocked together with a number of seating areas. The accommodation consists of entrance porch, hall, sitting room, dining room, kitchen/breakfast room, utility, cloakroom, 4 bedrooms, bathroom and shower room. Heating is from lpg via radiators and the windows and doors are double glazed. The property has great privacy in the rear garden and to the front overlooks open fields belonging to the Wiltshire Wildlife trust.

The property is situated on the edge of the popular village of Coombe Bissett with its church, school, shop and public house. Salisbury with it's large range of facilities is 3 miles away.

### **Porch**

Tiled floor.

### **Entrance Hall**

Oak flooring, stairs to first floor with cupboard below.

### **Sitting Room**

Double aspect room, wood effect laminate flooring, tv point.

### **Dining Room**

Oak flooring, wall lights, fireplace with brick surround.

### **Kitchen/Breakfast Room**

### **Utility**

### **Cloakroom**

### **Conservatory**

Tiled floor, double doors to garden.

### **First floor Landing**

### **Bedroom 1**

Range of built-in wardrobes.

### **Bedroom 2**

### **Bedroom 3**

### **Bedroom 4**

### **Bathroom**

### **Shower Room**

### **Outside**

The house is set well back from the road behind brick and cream rendered walls with double gates. There is a large gravelled parking and turning area enclosed by walls, fencing and hedging. Pedestrian gate leads to the side and to rear garden Hidden shed, paved terrace with steps up and brick retaining wall to lawn, flower beds and shrubs, further decked sitting area with pergola over. Steps up to further area of garden with gravelled sitting area, trees and shrubs. Enclosed by hedging and fencing and offering terrific privacy.

### **Services**

LPG gas for heating and hot water, mains water, mains electricity. Drainage via septic tank.

### **Outgoings**

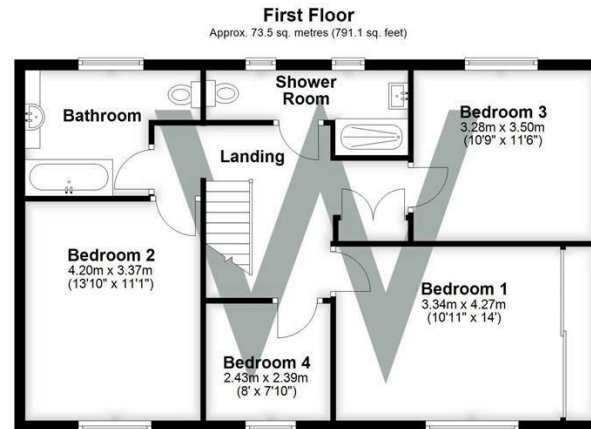
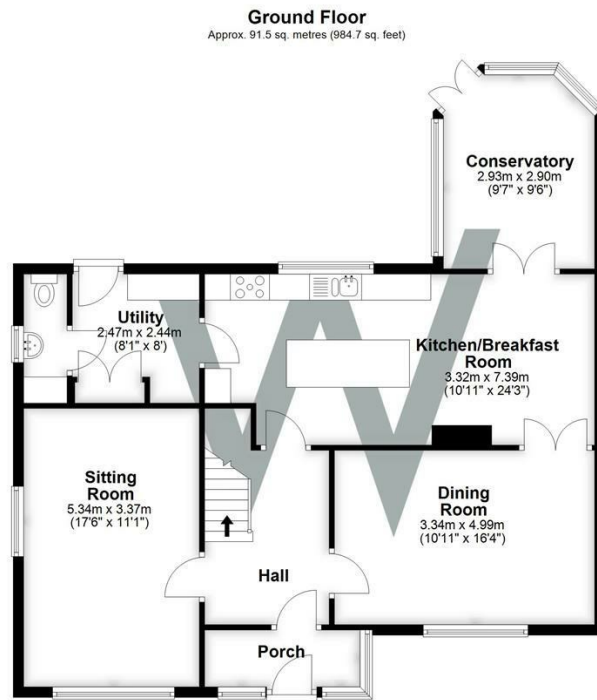
The Council Tax Band is E and the payment for the year 2024/2025 payable to Wiltshire Council is £2685.63

### **Directions**

Leave Salisbury on the A354 Blandford Road and enter Coombe Bissett after approximately three miles. Pass The Fox & Goose public house on the left. The road bears right and left and after a short distance, Eastfield House will be found on the right hand side behind a brick and cream rendered wall.

### **WHAT3WORDS**

What3Words reference is: [///entrusted.inform.included](#)



Total area: approx. 165.0 sq. metres (1775.8 sq. feet)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 51      | 66        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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