14 Castle Hill Lane, Bishopdown, Salisbury, Wiltshire, SP1 3GP

Guide Price £625,000 Freehold

A rare opportunity to purchase a nearly new home offered in immaculate condition and set in a private, gated development on the doorstep of a country park.

Description
An exceptional opportunity to own a pristine, a nearly new home in an exclusive gated development nestled in Castle Hill Country Park. Externally there are two areas of beautifully landscaped and easy maintenance gardens, the one to the rear with a southerly aspect, garage and driveway parking. An air source heat pump powers underfloor heating to the ground floor and radiators to the first floor and the windows and doors are all double glazed, offering good running costs. The accommodation consists of entrance porch, entrance hall, cloakroom, utility room, kitchen/breakfast room, sitting room, four bedrooms, bathroom and en-suite shower room. Further benefits include integrated kitchen with Silestone worktops, window shutters and easy maintenance garden. A wonderful family home which demands an early inspection.

The Castle Hill Country Park offers cycling and walking paths to the city , whilst in Bishopdown there is a mini mart, doctors' surgery, dentist, veterinary clinic and Green Trees Primary School.

Entrance Porch

Entrance Hall
Stairs to first floor.

Cloakroom
Low level WC and wash hand basin.

Sitting Room
Triple aspect with double doors to rear garden, deep storage cupboard.

Kitchen/Dining Area
Range of Silestone worktops with base and wall mounted cupboards and drawers, ceiling downlighters, wood-effect flooring, built-in double oven, built-in induction hob with extractor hood over, one-and-half bowl sink unit with mixer tap, built-in dishwasher, built-in fridge-freezer.

Utility Room
Work surface with space and plumbing for washing machine and further appliance below, wall cupboards.

First Floor Landing
Hatch to loft space, deep airing cupboard.

Bedroom One

En-Suite Shower Room
Tiled cubicle with sliding glass screen and thermostatic mixer shower, WC with concealed cistern, wash hand basin with drawer below. Tiled walls and floor, heated towel rail.

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom
Panel bath, low level WC with concealed cistern, wash hand basin, part-tiled walls and floor.

Outside
To the front and side of the house are well stocked shrub borders. The garden off the kitchen has recently been landscaped and has a paved terrace leading to a gravelled area with inset shrubs, plants and trees enclosed by brick walling. Off the sitting room the garden has a paved terrace with raised flower and shrub borders, again enclosed by brick walling. The gardens have been designed for ease of maintenance and have southerly and westerly aspects respectively.

Garage
Pedestrian door to garden, up-and-over door, light and power. To the front of the garage is a brick paviour driveway offering parking for a number of vehicles.

Agents note
This property forms part of a managed estate, with responsibility for the communal areas and access ways due to transition to a resident-led management company. An estimated annual service charge of £480.81 applies, covering the maintenance and upkeep of shared spaces.

Services
Mains gas, water, electricity and drainage are connected to the property.

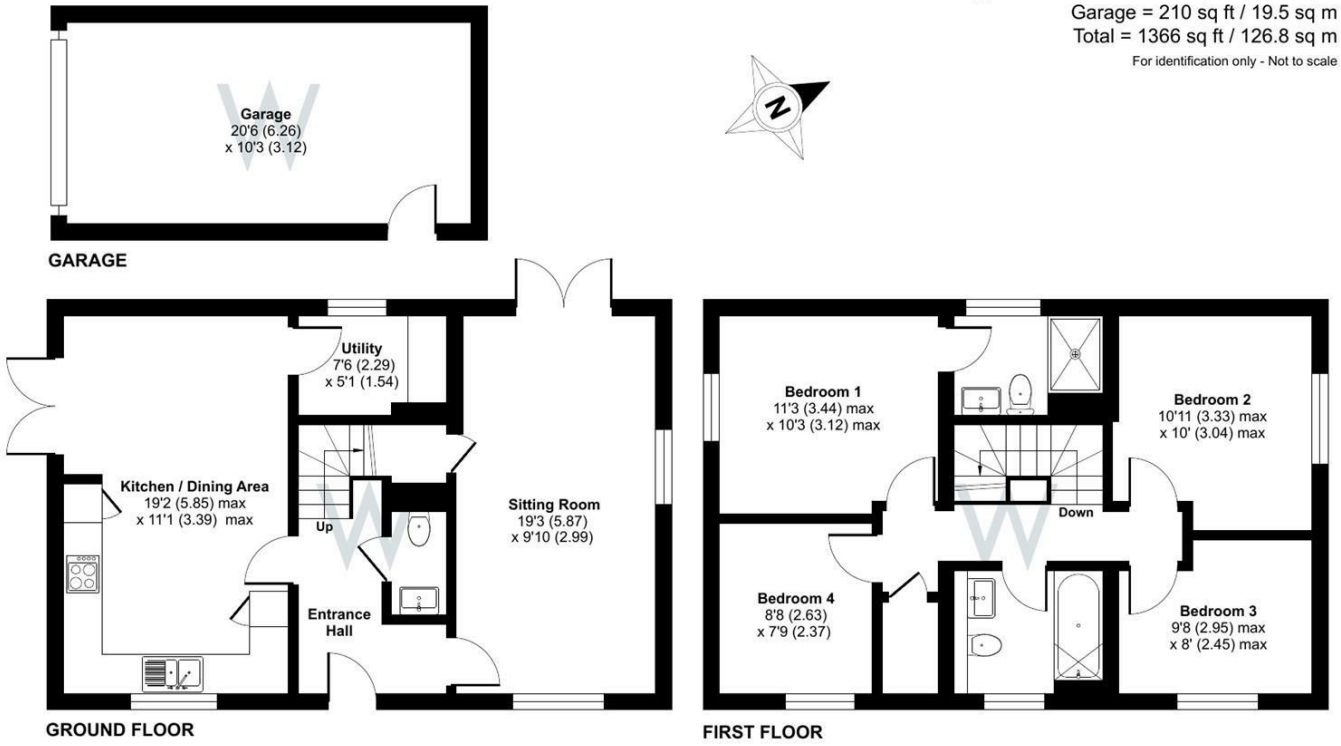
Outgoings
The Council Tax Band is ‘E’ and the payment for the year 2025/2026 payable to Wiltshire Council is £3231.99.

Directions
From Salisbury proceed north. After passing Hudson's Field on the left hand side, turn right signposted to Ford. Pass the country park on the right hand side and the turning to Castle Hill Lane will be seen on the right hand side. At the end of this drive there are electric gates and visitors' parking is available beyond these.

WHAT3WORDS
What3Words reference is: ///coverage.opened.shine

Castle Hill Lane, Bishopdown, Salisbury, SP1

Approximate Area = 1156 sq ft / 107.3 sq m
Garage = 210 sq ft / 19.5 sq m
Total = 1366 sq ft / 126.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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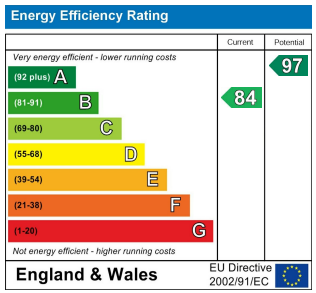

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