46 Church Road, Idmiston, Salisbury, Wiltshire, SP4 0AT

£550,000 Freehold

A detached bungalow offering a huge amount of space and adaptability, set in a good plot with terrific views over the river and open fields beyond.

Description
The bungalow, which was originally built in the early 1960s, is a Woolaway bungalow with later traditional additions and is offered in good order throughout. The garage was previously converted into a recording studio and currently offers good storage on one side and garage on the other, and this could easily be changed into accommodation or back into a garage. There is gas central heating by radiators, PVCu double glazing, a gravel driveway offering ample parking and the gardens lie to front and rear bordering the River Bourne and there are lovely views over fields beyond. The accommodation is very adaptable and could be made into a multi-generational home with separate annex. Vacant possession can be offered.

Entrance Hall
Airing cupboard with lagged hot water cylinder and immersion heater.

Sitting Room
Stone fireplace with slate hearth and wooden beam.

Dining Room
Double doors to garden, double doors to family room.

Kitchen
Range of wooden work surfaces with base and wall mounted cupboards and drawers, built-in oven with four ring electric hob over and extractor hood, washing machine, dishwasher, space for fridge-freezer, butler sink with swan neck tap over. Wood-effect laminate flooring. Wall mounted gas fired boiler.

Rear lobby
Door to garden, sliding door to:

Storage room
Fitted wardrobe and ladder, stairs to:

First Floor Loft Room
Velux window and head height of 5' 8" (1.73m).

Bathroom
Panel bath, wash hand basin in vanity unit, strip light and shaver socket.

Separate WC

Bedroom One

Bedroom Two

Bedroom Three

Family Room
Picture window overlooking rear garden with double doors, tiled floor, spiral staircase to first floor.

First floor Study

Bedrooom Four

En-Suite Wet Room
Concealed cistern WC, glass wash hand basin on chrome plinth. Thermostatic mixer shower, extractor fan, Velux window, heated towel rail.

Recording Studio/Storage Room
Separate cloakroom with WC and wash hand basin. Door to front garden.

Garage
Up-and-over-door, light and power.

Outside
The property is approached over a five bar gate leading to gravelled parking area. Side gates to either side of the property lead to the rear garden which is laid to lawn with sitting areas, barbecue area, two wooden garden sheds and hedging to sides. Lovely outlook over the River Bourne to rear and open fields beyond.

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 £2893.00.

Directions
Leave Salisbury on the A345 Amesbury road and at the Beehive roundabout turn right. Proceed forward at the first roundabout and continue for approximately 2 miles to the next roundabout. Take the second exit on to the Tidworth road (A338) and pass Porton before turning right in to Idmiston. Proceed along this road, where the property can be found on the right hand side.

WHAT3WORDS
What3Words reference is: ///reason.eyeful.immune

Total area: approx. 208.9 sq. metres (2248.5 sq. feet)

WHITES
Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP
01722 336422
www.hwwhite.co.uk
residential-sales@hwwhite.co.uk