



**Paddock Lea, West Street, Barford St. Martin, Salisbury, Wiltshire,
SP3 4AH**

Guide Price £498,500 Freehold

Offered in quite superb order throughout, a stunning detached bungalow with ample driveway parking, attached garage with utility space and easy maintenance gardens to front and rear.

Description

Offered in quite superb order throughout, a stunning detached bungalow with ample driveway parking, attached garage with utility space and easy maintenance gardens to front and rear. This is a particularly light and bright property which overlooks green space to the rear and is situated in the heart of this popular village to the west of Salisbury. It is within walking distance of the local pub as well as petrol station and mini mart. The kitchen has recently been replaced as has the boiler whilst soffits and fascias are upvc. Highly recommended for an early internal inspection.

Entrance Porch

Quarry tiled floor, courtesy light.

Entrance Hall

Hatch to loft space, built in double coats and shoe cupboard, wood effect flooring.

Sitting Room

Double aspect room, ornamental fireplace with wooden surround and marble hearth.

Kitchen/Dining Room

Double doors to garden, wood effect flooring, range of marble effect work surfaces, base and wall mounted cupboards and drawers, built in oven, induction hob and extractor hood, built in dishwasher, door to garage.

Bedroom one

Double built in wardrobe.

Bedroom two

Double built in wardrobe.

Bedroom three

Double built in wardrobe.

Bathroom

White suite of panel bath with shower attachment, hand basin with cupboard below, wc with concealed cistern and glass fronted cubicle with thermostatic mixer shower. Herringbone pattern wood effect floor, heated towel rail, part tiled walls.

Outside

The property sits behind five bar gate leading to brick pavior driveway with parking for a number of vehicles. Lawn to side with shrub beds, hedging to front and timber fencing to sides. Pedestrian access leads to the rear garden enclosed by close board fencing mainly brick pavior sitting area with lawn and water tap.

Garage

Roller door, light and power, pedestrian door to rear, recess with space and plumbing for washing machine and tumble drier, wall mounted boiler for heating and hot water.

Directions

From Salisbury take the A36 Wilton Road. Continue past the garden centre on the left hand side and proceed to the roundabout taking the first exit to Wilton. Proceed through Wilton and just beyond the petrol station on the left hand side take the right turning to Barford St Martin and Dinton the B3089. Proceed through the pinch point and Paddock Lea will be found on the right hand side.

Services

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

Outgoings

The Council Tax Band is ' D ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2316.01.

WHAT3WORDS

What3Words reference is: [///export.headings.sleepers](#)



Total area: approx. 110.1 sq. metres (1184.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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