



## Paddock View

Whiteparish, Salisbury

- Quiet Lane in Rural Location
- Detached Extended Bungalow
- Three Double Bedrooms
- Double Garage with Work Shop

**£595,000**

**EPC Rating**

TBC



## Paddock View



### Property Description

**LOCATION** Paddock View is situated in Brickworth Lane next to Brickworth Farm off the A36. There are only four homes here in the lane. The location provides convenient access for Romsey (approx. 9.5 miles), Southampton (approx. 15 miles) and Salisbury (approx. 8 miles) plus all the villages in between. Whiteparish itself is a lively and welcoming village enjoying a considerable range of societies, clubs and activities. The church is a vital part of the village life and is closely linked to the well regarded Primary School.

**MULTIPLE PARKING DRIVEWAY** There is ample room on the block paved driveway for numerous vehicles and also room to accommodate a caravan, motor home, boat or commercial vehicle.



**DOUBLE GARAGE WORKSHOP** 'L' shaped garage with workshop area to side. Power and lighting. Electric remote control roller garage door. Pitched roof.

**ENTRANCE PORCH** Attractive 'Art Deco' style entrance porch with blue composite front door.

**ENTRANCE HALL** Radiator. Sliding mirror fronted door to the utility room and doors to the kitchen dining room, double bedroom and shower room.

**UTILITY ROOM** Front aspect double glazed window. Comprising a vanity unit with single drainer sink and mixer tap with two soft closing drawers under. Spaces either side for washing machine and tumble dryer. Chrome heated towel rail.



**KITCHEN DINER ROOM** Dual aspect light and airy room. Attractive white modern kitchen comprising a bowl and a half sink unit with chrome mixer tap and cupboard under. Further comprehensive range of wall and base level 'soft closing' cupboard and drawer units with work surfaces and tiled surrounds. Pull out larder unit. Matching central island unit with integrated AEG Induction hob with cooker hood over. Additional integrated appliances include an AEG oven with matching microwave combination oven, dishwasher and large double door fridge freezer. Double glazed window and a wood and glazed stable door. Two built in storage cupboards. Designer radiator. Open plan through to the dining area and to the living room. Doorway through to the inner hall to the master and guest double bedroom. Hinged access door to the loft via pull down loft ladder.



**LIVING ROOM** Double glazed French doors with matching side panel windows on to the block paved sun terrace. Chimney breast with fitted log burning stove. Provision for wall mounted flat screen TV. Radiator. Feature 'wagon wheel' style internal window.

**INNER HALL** Doors leading to the master bedroom, guest double bedroom and storage cupboard.

**MASTER BEDROOM** Dual aspect room with double glazed window to side and double glazed French doors with matching side panel windows on to the block paved sun terrace. Radiator. Designer radiator. Provision for wall mounted flat screen TV. Wall mounted electric flame effect fire and ceiling fan light.



**ENSUITE BATH AND SHOWER** Double glazed window. Four piece refitted white modern suite



comprising a double ended spa bath with chrome mixer tap and hand held shower attachment, walk in double shower enclosure with Mira digital shower with rainfall shower head plus hand held shower attachment, concealed cistern push button flush wc and vanity unit with inset sink, chrome mixer tap, two soft close drawers and illuminated mirror over. Tiled flooring with under floor heating and designer coil shape heated towel rail. Extractor fan.

**DOUBLE BEDROOM** Dual aspect room with double glazed side aspect window and matching French doors on to the block paved sun terrace. Radiator.

**DOUBLE BEDROOM** Double glazed window to rear aspect. Radiator. Fitted four door wardrobe. TV point and ceiling fan light.

**FAMILY SHOWER ROOM** Double glazed window. Three piece refitted white modern suite comprising a walk in double shower enclosure with chrome shower fittings, concealed cistern push button flush wc and vanity unit with inset sink, chrome mixer tap and illuminated mirror over. Tiled flooring with under floor heating and heated towel rail. Extractor fan.

**LOFT SPACE** The bungalow has an extensive loft area divided into two parts (due to the extension) that would lend very well to a loft conversion subject to planning and building regulations approval.

**WRAP AROUND GARDENS** The bungalow is set within a generous plot (we believe it be circa a third of an acre) with wrap around gardens. To the side is a formal enclosed garden with a mix of block paving with pergola over, shingle and composite deck flooring. There are raised beds and a rockery. The impressive summer house houses the hot tub so has power, lighting and an extractor fan. On the other side of the bungalow is a shingled, paved and decked seating area with a large timber built summer house with double glazed windows and doors and storage area / workshop to the rear.

**ADDITIONAL INFO** The current owner has owned the bungalow since 1972 and has extended the home to the rear and to the side. The Council Tax Band with Wiltshire Council is E  
The property has no FORWARD CHAIN.







TOTAL APPROX. FLOOR AREA 1915 SQ.FT. (177.9 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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