

# Myddelton&Major

Ashcroft

HURDCOTT, WINTERBOURNE EARLS



THE PROPERTY

NO  
TURN



## Ashcroft, Blackhorse Lane, Winterbourne Earls, Salisbury, Wiltshire, SP4 6HW

- Three Bedrooms
- Highly Sought After Location
- Off-Road Parking and a Garage
- Excellent Broadband Speeds
- Bus Stop Close By
- Conservatory
- Set on a 'No Through Road'
- Lovely Countryside Walks
- 4.5 Miles from Salisbury
- Large Timber Outbuilding

### The Property

Set in a private plot on a no through lane in the hamlet of Hurdcott lies this fantastic three bedroom link detached bungalow, constructed from brick with a tiled roof. Offering easy living on one storey, this lovely home is an excellent opportunity to own a property with lovely country walks close by at the same time as being within only four miles from Salisbury and on an easy bus route.

Approached via a short gravel drive the front door opens from the parking area. The well planned accommodation features a well appointed kitchen with plenty of above and below counter storage as well as chest height inset ovens. There is plenty of space for a kitchen table and double doors lead out to a wonderful conservatory with well fitted with plantation shutters and glazed doors lead out to a paved terrace. There is a separate utility room with an outside door.

A large double aspect sitting room has a open fire and sliding glass doors leading out to the rear garden. Set off the main hall is a separate WC and a fully fitted bathroom which features a bath with shower. There are three bedrooms, two of which are good sized doubles and a large single.

A well presented three bedroom bungalow set in a lovely position on a no through road with a garage, off road parking and wonderful countryside walks.

Tenure: Freehold

Size: 1,240 ft<sup>2</sup>

EPC Rating: D (61)

Council Tax Band: E



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**Services** - Mains electricity, water and drainage. Oil fired central heating. Ofcom suggests broadband speeds of up to 1000Mbps are available and that all major mobile networks should have full coverage.

Salisbury Cathedral 5.5 Miles • Salisbury Station 5 Miles • Porton 1.5 Miles • Stockbridge 15 Miles

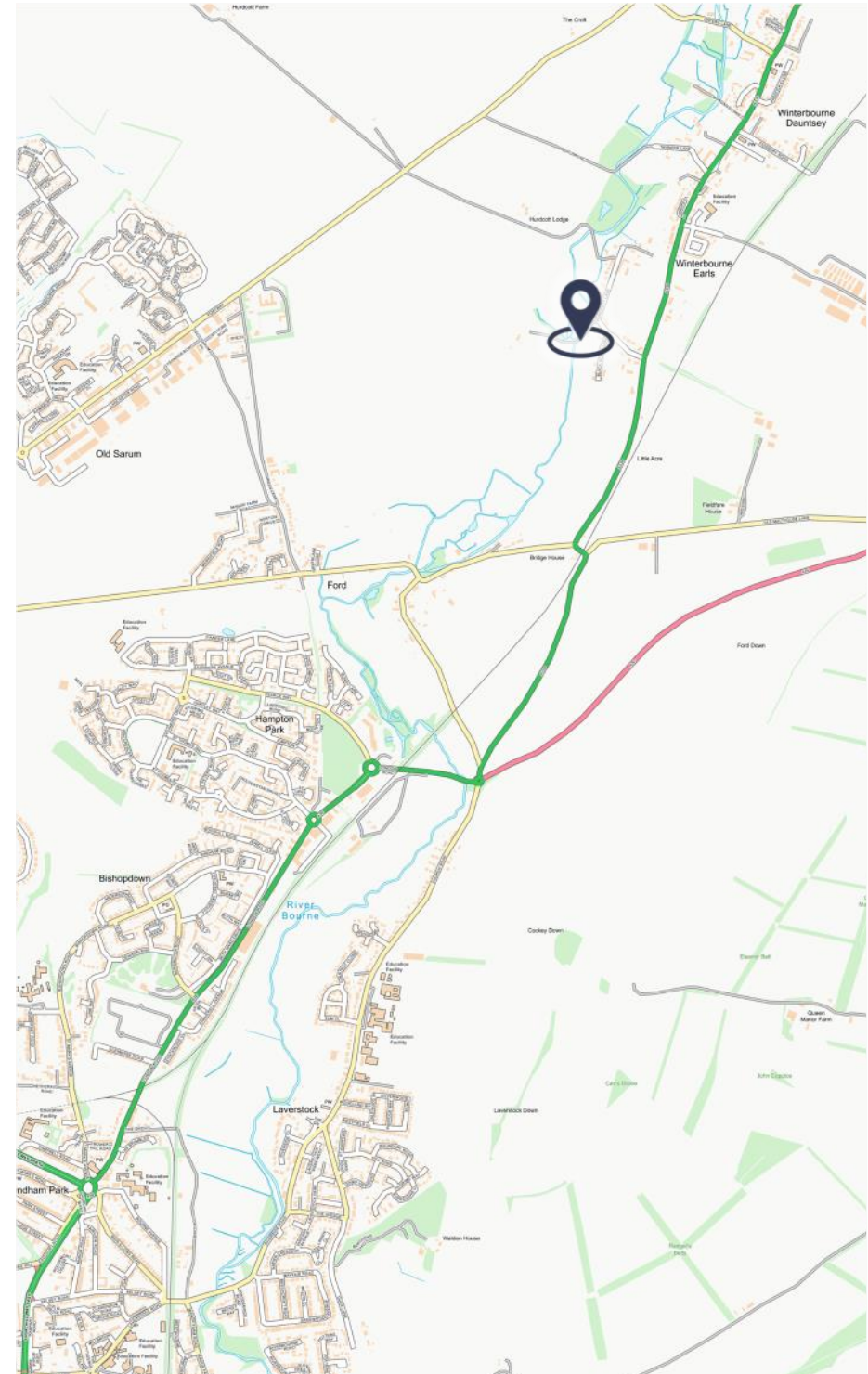


## Outside

Set up a short drive in an elevated position off the lane, Ashcroft has offroad parking for four vehicles leading up to an attached single garage. A gated front garden offers further hard standing for a single parking space and a small lawned area leading up to a paved terrace, on to a small courtyard with views over the neighbouring paddock. The garden carries on around the side to a rear garden laid mainly to lawn abounded by a mature high hedgerow and timber panel fencing. A fantastic quality timber outbuilding is perfect for a home office, hobby room or simply a summer house. The gardens are lovely and private and only have neighbours on one side otherwise the property borders a paddock with unique views across it.

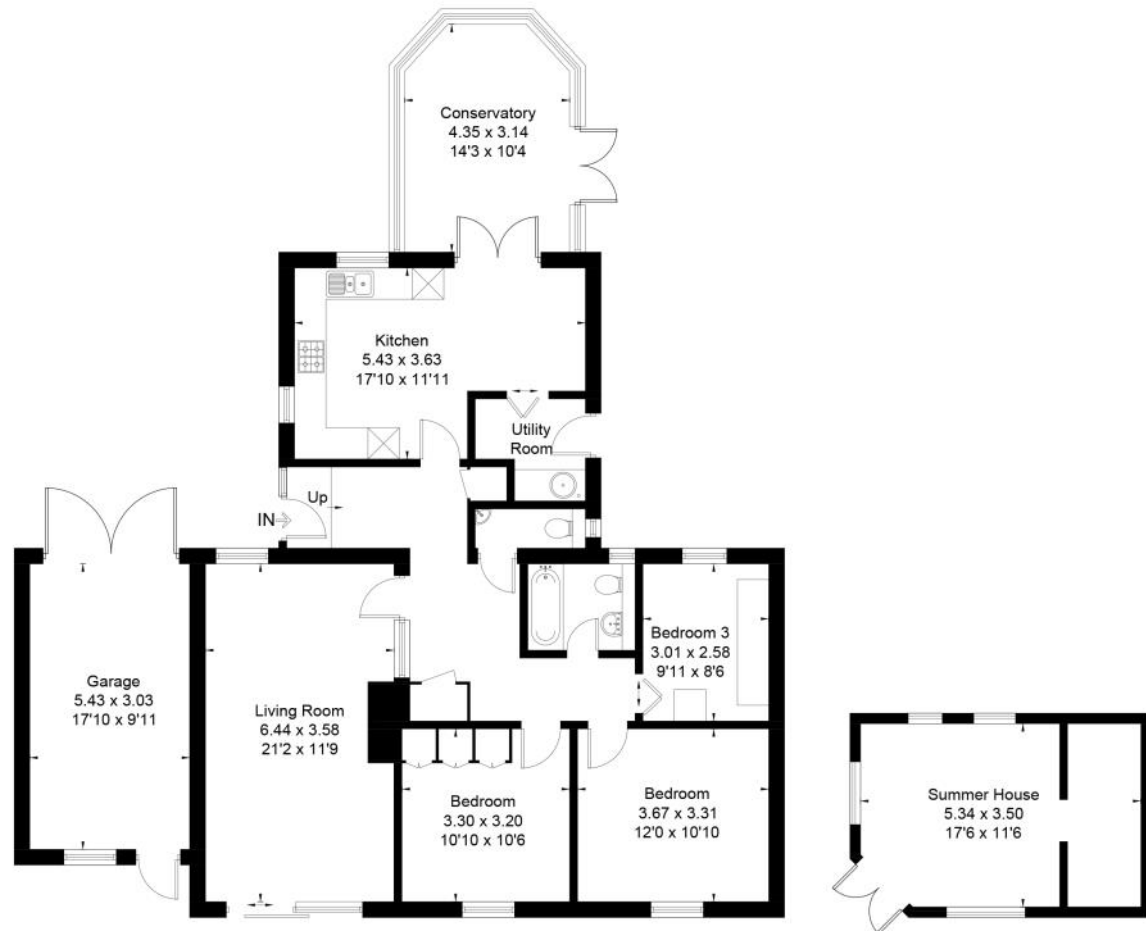
## Location

Hurdcott is a small Hamlet located in the heart of the Bourne Valley, situated approximately three miles north of the Cathedral city of Salisbury and on the Southern outskirts of the village of Winterbourne Earls. There is a regular bus service to the city centre, with a stop nearby to the property where Hurdcott Lane meets the A338. Winterbourne Earls, which interconnects with Winterbourne Dauntsey and Winterbourne Gunner, has an excellent range of facilities including churches, primary school, nursery school, cricket club and public house. The Cathedral City of Salisbury, offers a further plethora of restaurants, shopping, and leisure facilities, in addition to a twice-weekly charter market and well-thought of Playhouse. The city is home to a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury, and its surrounding villages, have excellent road links to London and the West Country, Southampton and Bournemouth, plus direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station.





Approximate Floor Area = 115.2 sq m / 1240 sq ft  
 Garage = 17 sq m / 183 sq ft  
 Summer House = 18.2 sq m / 196 sq ft  
 Total = 150.4 sq m / 1619 sq ft



Ground Floor

(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78935

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