

Myddelton&Major

3 Paddock Close
WINTERBOURNE DAUNTSEY





3 Paddock Close, Winterbourne Dauntsey, Wiltshire, SP4 6EL

- Detached Bungalow
- Light Filled Rooms
- UPVC Double-Glazing
- Garage
- Driveway Parking
- Four Bedrooms
- Cul-De-Sac Position
- Popular Village Location
- Level plot
- No Onward Chain

The Property

A superbly positioned classic detached bungalow at the head of a quiet cul-de-sac in this popular village location. The property benefits from gas-fired central heating, UPVC double glazing, and UPVC fascia's, soffits, and guttering. Thoughtfully extended to the rear with delightful and level gardens front, side & rear. Offered to the market with no onward chain.

A central entrance hall, provides access to all rooms within the home. To the left, the spacious living room features a real flame-effect fire set into a decorative surround, complemented by a large double-glazed front-facing window with shutters, filling the room with natural light. The kitchen/dining room is fitted with a range of wall and base units with roll-edge work surfaces. There's ample space at one end for a small dining table and chairs, and French patio doors open directly onto the rear terrace and garden, creating a seamless indoor-outdoor flow. An archway from the kitchen leads to a useful utility area, where you'll find space and plumbing for white goods. The principal bedroom, is a generously proportioned room with dual-aspect. The second bedroom is also a good-sized with a built-in wardrobe. Bedroom three is a small double, while the fourth bedroom is currently used as a study and features built-in shelving, a worktop—ideal for working from home.

The modern shower room includes a large walk-in double shower with a mains-fed unit, a WC, and a wash basin set within a vanity unit for additional storage. Off the hallway, there's a hatch to the roof space, an electrical cupboard, and an airing cupboard.

A detached bungalow situated in a highly desirable and sought after cul de sac

Tenure: Freehold Size: 1,213 ft² EPC Rating: D (65) Council Tax Band: E



4



1



1



4

Services - All mains services are connected. Ofcom suggests broadband speeds of up to 1,000Mbps are available.

Salisbury Centre 3.9 Miles • Grateley Station 9.3 Miles • Local Pub 350 Yds • A303 16.6 Miles

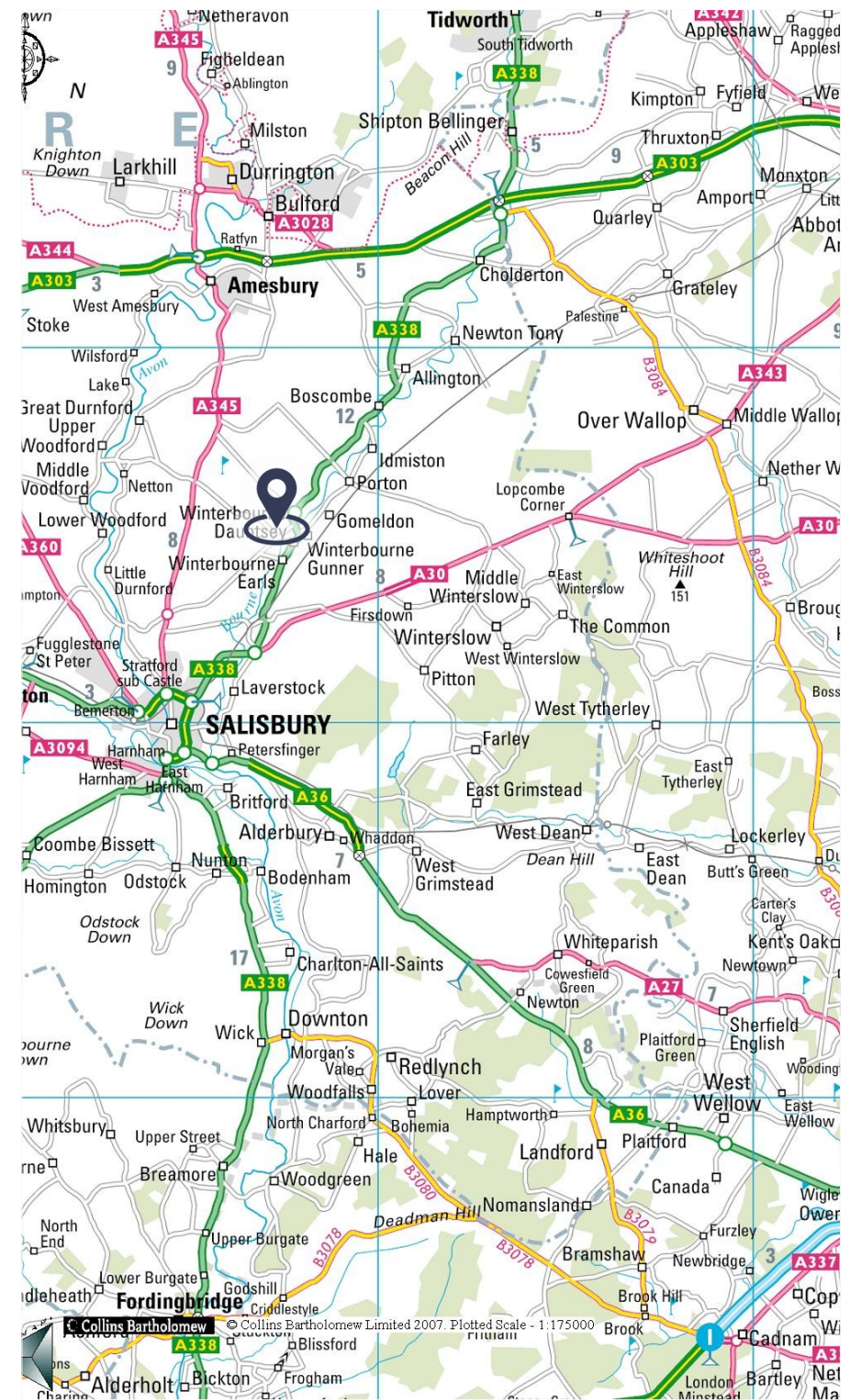


Outside

To the front, a generous driveway provides off-road parking for up to four vehicles and leads to a single garage. A gated pathway between the garage and the bungalow offers secure access to the rear garden. The remainder of the front garden is predominantly laid to lawn, enclosed by a low-level wall and hedgerow, and interspersed with a variety of mature flower and shrub borders, creating an attractive and welcoming approach to the property. The rear garden is fully enclosed by a combination of fencing and mature hedging, offering a high degree of privacy—enhanced by the fact that the neighbouring properties are predominantly bungalows. The garden is mainly laid to lawn, complemented by a variety of well-established flower and shrub borders, along with a selection of mature trees that add both character and shade. A paved patio area directly outside the kitchen/dining room provides an ideal spot for outdoor dining and relaxation, with pathways linking the patio to the front of the property via the gated side access. Additional features include three sheds/summer houses, a greenhouse, and a secondary raised hardstanding area with its own vehicle access from further into the cul-de-sac, offering valuable extra parking or storage potential.

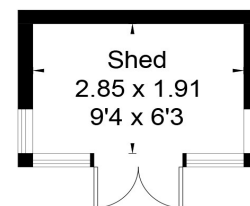
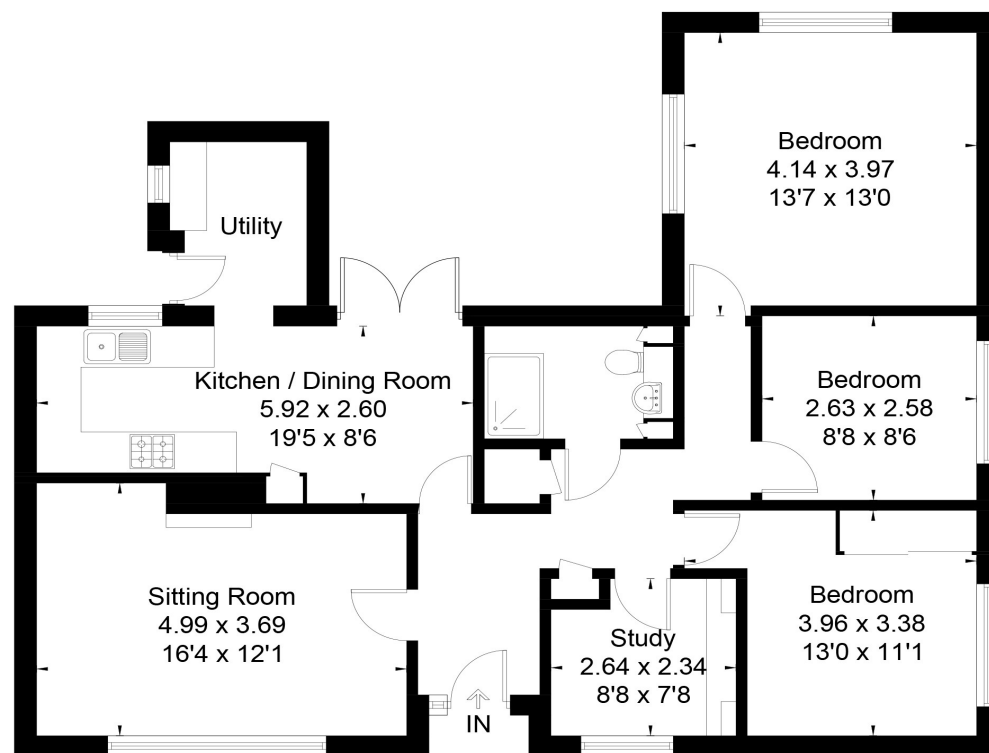
Location

Winterbourne Dauntsey is a popular Bourne Valley village, situated approximately four miles north of Salisbury. There is a regular bus service to the city centre, with a stop nearby to the property and an excellent range of facilities including churches, primary school, nursery school, cricket club and public house.

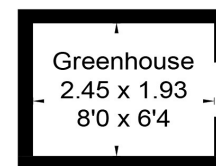




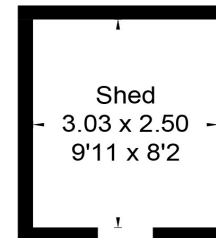
Approximate Floor Area = 97.1 sq m / 1045 sq ft
 Outbuildings = 15.6 sq m / 168 sq ft
 Total = 112.7 sq m / 1213 sq ft (Excluding Shed)



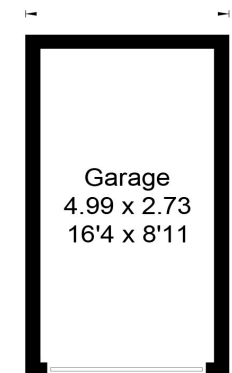
(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



(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 #90527

Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



49 High Street, Salisbury, Wiltshire SP1 2PD
 01722 337 575 residential@myddeltonmajor.co.uk
 www.myddeltonmajor.co.uk

Myddelton & Major



From city apartments to country houses
and everything in between