

Lanterns
Coombe Bissett





Set in an elevated position in the heart of the idyllic village of Coombe Bissett, Lanterns is a delightful detached bungalow constructed in the 1960's, with stunning views across the Chalke Valley.

Lanterns, Homington Road

Coombe Bissett, Salisbury, SP5 4LY

Guide Price:

£625,000



3



4



4



1

- Detached
- 3-4 Bedrooms
- Family Bathroom / 2 En-suites
- 2 Reception Rooms
- Elevated Position with Views
- Carport and Parking
- Solar Panels
- Highly Sought After Village
- Excellent Local Amenities
- No Onward Chain

The Property

The property is approached via a generous landscaped driveway, where there is off-road parking for several vehicles and a double car port with a natural sedum roof which could easily be converted into an enclosed garage if required. A gravel pathway leads up to the terraced front garden and on to an entrance porch and newly decked veranda. From here one can relax and enjoy the splendid views across the valley.

The majority of rooms lead off a central hallway. The sitting room has a wonderfully cosy and light feel, with amazing views from the large French doors opening out onto the decked veranda. It has a modern woodburning stove situated in the corner of the room and an arched opening linking into the kitchen/dining room, with fitted 'Shaker' style units, electric oven and gas hob. There is an attached utility room and door out to the garden room, ideal for use throughout the year. French doors lead out to a generous sized south-facing patio area and private terraced garden. There are three bedrooms, two with en suite shower rooms and a separate family bathroom. There is also a study which could be used as a fourth bedroom.

The loft has lighting and a boarded walkway from end to end. It also has historical planning permission (now lapsed) from 2008, providing for '*alterations and extensions including first floor accommodation, porch, decking and conservatory*'. Please ask the selling agents for further information. Accessed via a separate path, a former garage on the lower ground floor is now used as a secure storage room.

This property is offered with no onward chain. The house has double glazing and is warmed by oil-fired central heating, with solar panels generating circa £900 per annum.

Services - Mains and solar electricity, mains water, private drainage and oil fired central heating. Ofcom suggests Superfast broadband is available and all main network providers offer good service

Tenure

Freehold

EPC Rating

C (77)

Outgoings

Council Tax Band: F

Size

1418sqft









Outside

To the front is a driveway and parking area with car port with a terrace garden and path to the front entrance. To the rear an enclosed garden which incorporates a lawn, roses, trees and shrubs with two garden sheds with power and light connected and backs on to open fields.

Location

Coombe Bissett is well known as a very popular village lying some 4 miles south-west of the cathedral city of Salisbury and within the catchment area for Salisbury's South Wilts Grammar School and Bishop Wordsworth Grammar School.

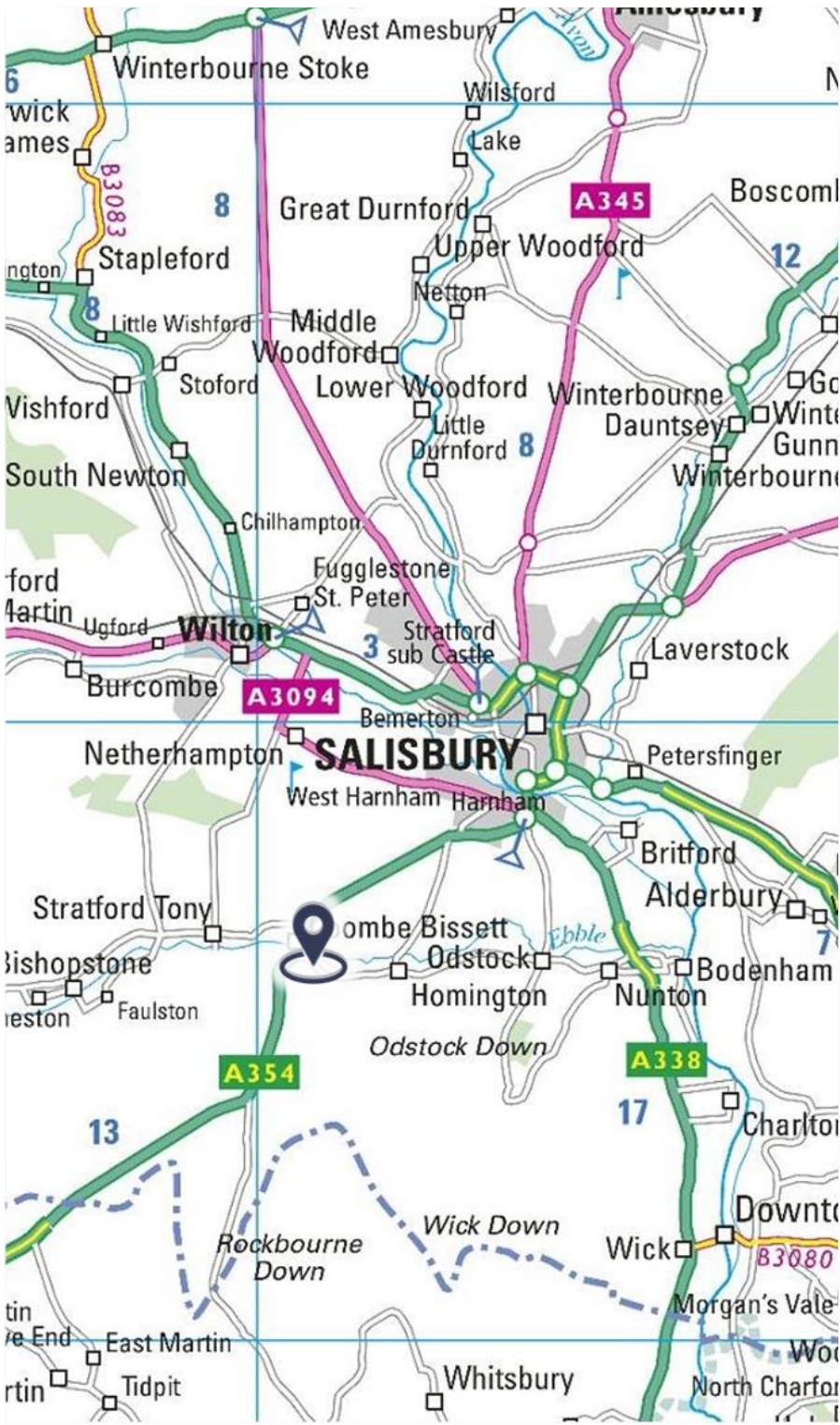
The village supports a wide range of facilities including a public house, a village hall, popular tennis courts, a well-thought of primary school, boutique village shop with post office, dry cleaning and artisan baked goods.

St Michael and All Angels church has a good following and there are numerous other clubs and societies. Activities in the village include, tennis, cricket and drama clubs, and on Wednesday mornings there is tea and coffee and a book swap in the church. The nature reserve is just up the hill past the school with miles and miles of beautiful scenery and walks.

There is a regular bus service through the village to Salisbury (via Salisbury District Hospital) which has a wider range of shopping, educational, leisure and cultural facilities as well as the mainline station with trains to London Waterloo, journey time approximately 90 minutes. Salisbury also supports a well-thought of Playhouse and twice-weekly charter market.

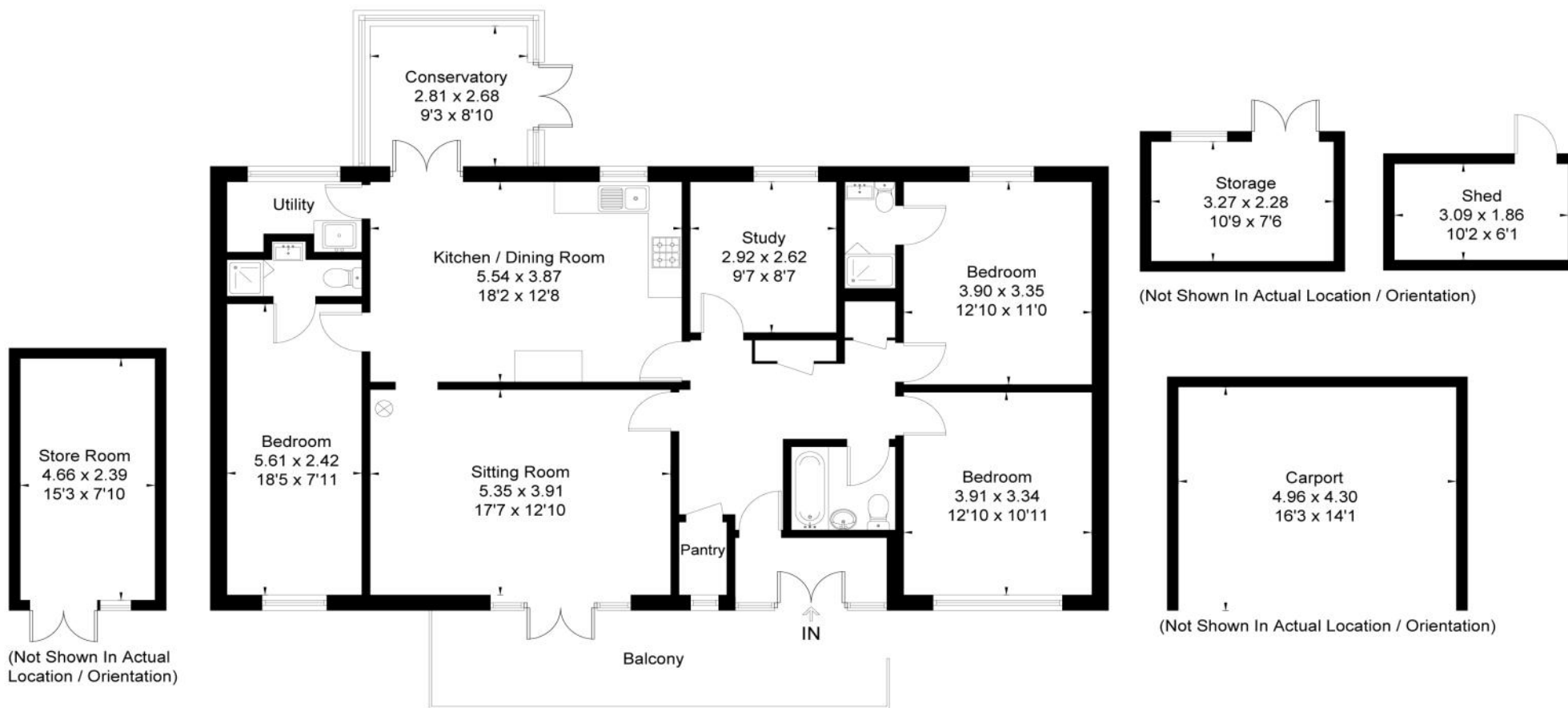








Approximate Floor Area = 131.7 sq m / 1418 sq ft
Outbuildings = 18.6 sq m / 200 sq ft (Excluding Shed / Carport)
Total = 150.3 sq m / 1618 sq ft



Ground Floor



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 #83236

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