



**Connells**

The Grange Locks Lane  
Quidhampton Salisbury

# The Grange Locks Lane Quidhampton Salisbury SP2 9AR

for sale  
**£450,000**



## Property Description

Offering to the market this delightful Grade 2 Listed character property in Locks Lane, Quidhampton. Benefitting from NO ONWARD CHAIN, the property offers a wealth of original features and exposed beams. Recently redecorated and with new carpets throughout. There is a lounge, kitchen diner and cloakroom on the ground floor, two bedrooms and a bathroom on the first floor and two further bedrooms on the second floor. To the rear is a well-kept landscaped garden with a patio, plus a gravel drive for two vehicles. Locks Lane is situated off Lower Road, Quidhampton and is just over 2.5 miles from the city centre and railway station.

Quidhampton is home to a number of small businesses, including a village shop, a post office, and a pub. The village shop is a popular destination for locals who are looking for fresh produce and other essentials. The post office is an important part of the community, providing a range of services to residents. The pub is a popular destination for locals and visitors alike, offering a warm welcome and a range of traditional pub food and drinks.

Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country.



## Entrance Hall

Doors to lounge and cloakroom, stairs to first floor. Storage cupboard

## Lounge

14' 3" x 11' 5" ( 4.34m x 3.48m )

Fireplace, dual aspect with two windows to front aspect and two windows rear aspect .Original ceiling beam and window lintels.

## Kitchen Diner

17' 3" x 11' 1" ( 5.26m x 3.38m )

Comprising wall and base units with work surfaces above. 1 &1/2 bowl sink drainer with mixer tap, built in double oven with inset hob above. Space for fridge freezer. Space for dining room furniture. window side aspect and patio doors to rear.

## Cloakroom

Comprising wash hand basin & WC.

## First Floor Landing

Doors to bedrooms One and Two, door to bathroom. Stairs to second floor.

## Bedroom One

13' 4" x 11' 7" ( 4.06m x 3.53m )

Triple aspect room with windows to front, rear & side aspects .Exposed original ceiling beam.

## Bedroom Two

11' 11" x 7' 10" ( 3.63m x 2.39m )

Exposed, original wall and ceiling beams. Window rear aspect

## Bathroom

Comprising panel enclosed bath, pedestal wash hand basin & WC. Heated towel radiator. Original exposed wall and ceiling beams

## Second Floor Landing

## Bedroom Three

13' 7" x 7' 3" ( 4.14m x 2.21m )

Original exposed beams, dormer window rear aspect. Partial restricted head height.

## Bedroom Four

13' 6" x 7' 4" ( 4.11m x 2.24m )

Original exposed beams, dormer window rear aspect. Partial restricted head height.

## Outside

## Rear Garden

Well-kept, landscaped rear garden with patio adjacent to the patio doors providing an ideal area for al-fresco dining. Lawn bordered by multiple mature shrubs and trees and central feature knot garden. To the rear of the garden is a garden shed and gate giving access to the parking area.

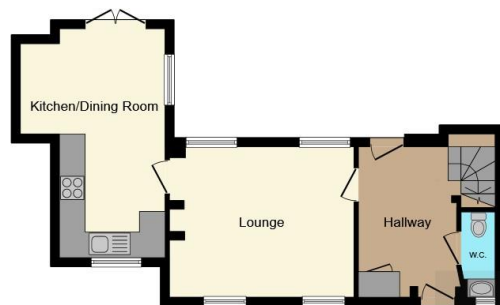
## Parking

Gravelled driveway parking for two vehicles.

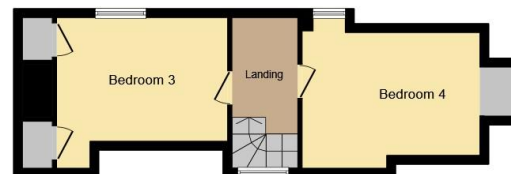








**Ground Floor**



**Second Floor**



**First Floor**

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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46-50 Castle Street  
Salisbury SP1 3TS

EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/SAL307803](http://connells.co.uk/Property/SAL307803)



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