



SITUATION

Salisbury 5 miles, Cholderton 6 miles, Stockbridge 15 miles,
Winchester 24 miles

International airports: Southampton 28 miles, Bournemouth 29 miles

Mainline Train Services: Salisbury to London/Waterloo 88 minutes.

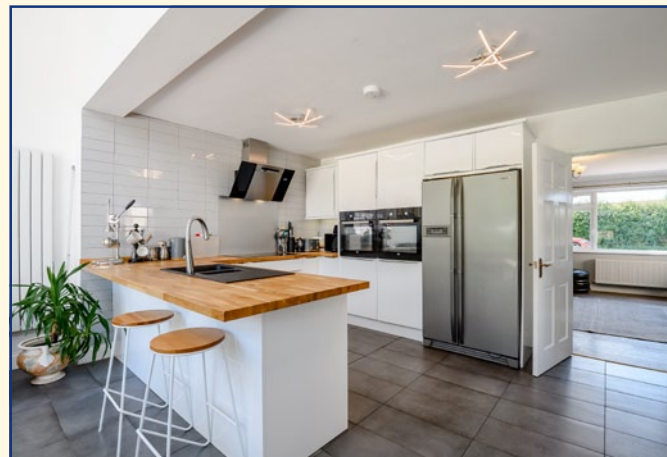
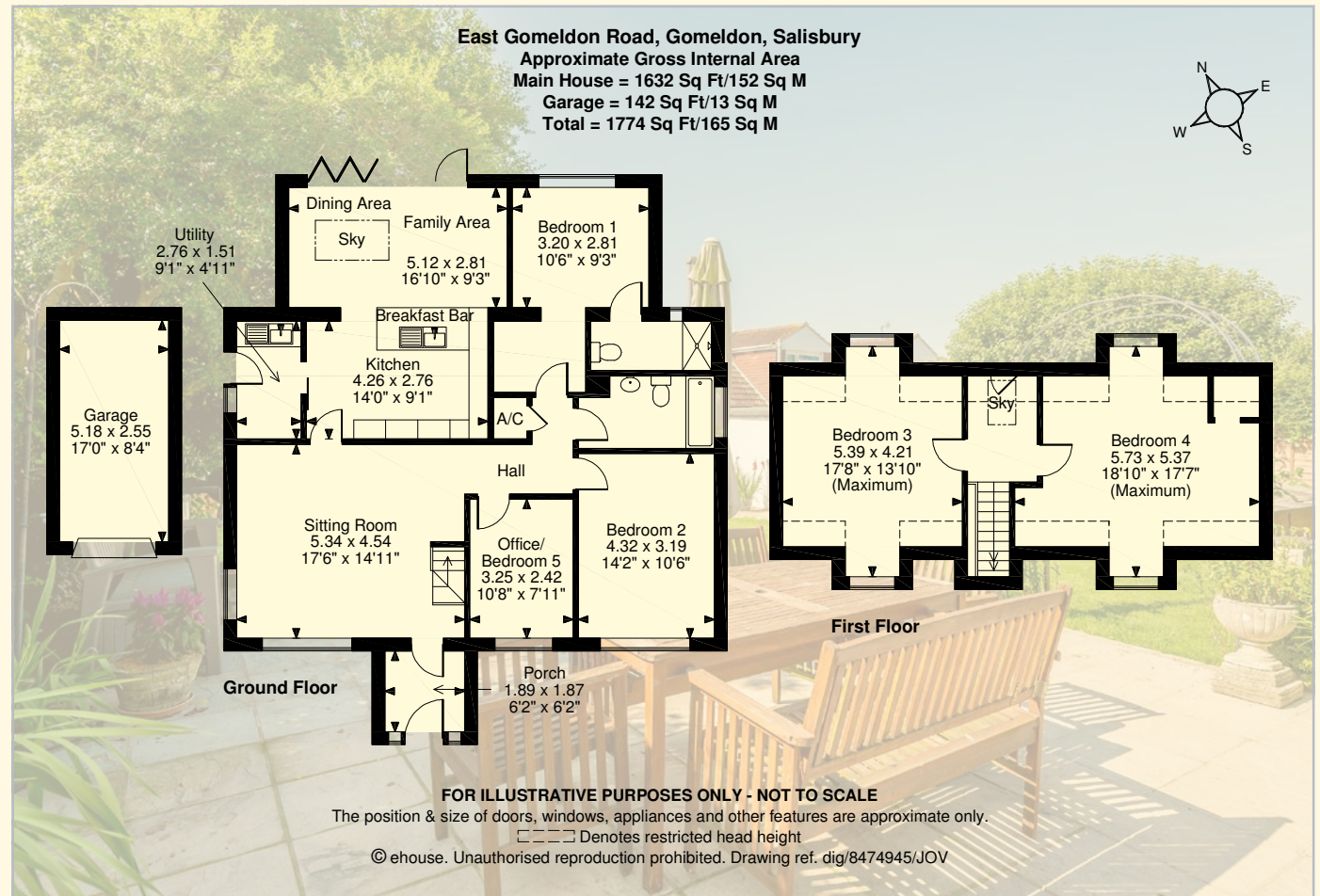
The property is situated in a semi-rural location in the Bourne Valley village of East Gomeldon. The neighboring villages of Porton and the Winterbournes provide a good range of facilities, local gastronomy and Amenities including a convenience store in Porton. The beautiful Cathedral city of Salisbury is easily accessible and all its amenities including shopping and leisure, cultural, and recreational facilities.

Education The area is well positioned for public and private schooling with an excellent range of schools in the Salisbury area including Bishop Wordsworth and South Wilts Grammar Schools, plus a host of private schools including: Godolphin, Chafyn Grove with Dauntsey's and Warminster to the west. Nearby schools can be found in Winterbourne, Porton and Winterslow. East Gomeldon has its own primary, Gomeldon Primary School. Further details for independents can be obtained from isc.co.uk or via <https://www.wiltshire.gov.uk/schoolslearning>.

Local, Sporting & Recreational There is a rural bus service to Salisbury and broadband available in the village. Locally situated is a farm shop to the North at Cholderton with a more comprehensive range of shopping and recreational facilities available in Salisbury. There is racing at Salisbury Racecourse, golf at Salisbury South Wilts Gold Club, and Salisbury Tennis Club is nearby. Salisbury also has a number of gyms, including Parkwood Health & Fitness Club. Cub and Scouts groups can be found in Winterbourne and Porton, Churches are located in the nearby towns of Winterbourne, Porton, Idminston. The bus stop located just a short walk down East Gomeldon Road feeds to all the local secondary schools. This area is renowned for its fishing on the River Avon, Test and outlying chalk streams. There are plentiful of walking and cycling routes which can be enjoyed nearby. See www.Wiltshire.gov.uk for further information.

109 EAST GOMELDON ROAD

Charming four bedroom detached chalet bungalow with a rural outlook situated in the village of Gomeldon within easy reach of Grately Train Station with a direct line to Waterloo. 109 East Gomeldon Road is located off the village road and set back in a generous sized plot with views on the neighbouring farm land. The property is immaculate with generous accommodation throughout. With porch, reception room, kitchen/dining area with separate utility room, master bedroom with dressing area and ensuite, family bathroom, double bedroom and an office/fifth bedroom. To the first floor are two further generous double bedrooms. This much loved property has been recently renovated with a contemporary extension that provides a light and airy living space.



The property comprises;

- Porch
- Reception Room
- Kitchen/Dining Room
- Utility
- Office
- Double Bedroom with Ensuite
- Three Further Double Bedrooms
- Family Bathroom

GARDENS & GROUNDS

The exceptionally well maintained garden is a combination of recently laid lawn and two substantial patio areas. The rear garden benefits from complete privacy and tranquillity and enjoys a Southerly aspect and is fully enclosed by walling and shrubbery. To the front of the property is an area of open plan lawn with a path to the front door. There is a detached garage and newly paved drive which offers plentiful space for off road parking.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. 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 necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Local Authority Wiltshire

Council Tax Band D

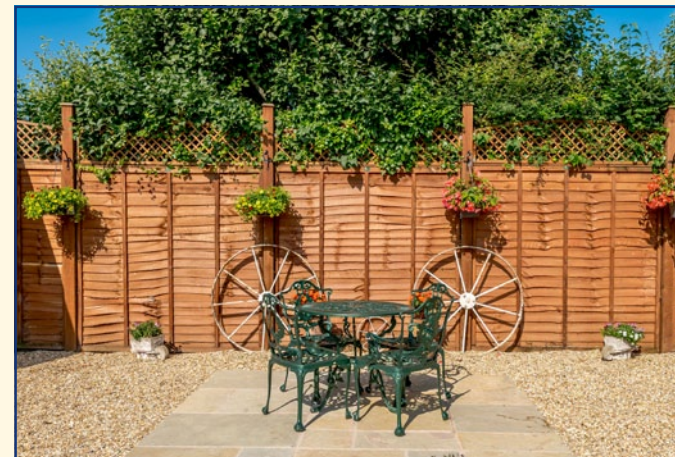
Energy Performance Certificate Band TBC

Services Mains Gas, Electricity, Water and Drainage

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Tenure The property is sold as Freehold and will be sold with vacant possession on completion.

Particulars Prepared by Maddie Standing-Gill in August 2021



VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact **Maddie Standing Gill** or **Charlotte Roberts-Barr** for further details or email maddie@foxgrant.com



**Maddie
Standing Gill**



**Charlotte
Roberts-Barr**

Fox Grant

**109
GOMELDON ROAD
SP4 6LZ**

DIRECTIONS

Postcode: **SP4 6LZ**

From Salisbury, take the A30 north. After passing Marshalls BMW garage on your right, you take the second exit off the roundabout, taking you under the railway bridge. At the next roundabout, take the first exit onto the A338 towards the Winterbournes. At the mini-roundabout, take the first exit over the railway line and onto another mini-roundabout, from which you take the second exit towards Winterbourne Earls. Follow this road through the village and, on a sharp left-hand bend, you take a right-hand turning into Gomeldon Road. Continue until you see a turning on the right for East Gomeldon Road; take this turning and continue under the railway bridge.

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**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

TRUSTPILOT
★★★★★

**EQUESTRIAN
SPECIALISTS**

**TOURISM
& LEISURE**