



HILLVIEW, BLANDFORD ROAD, COOMBE BISSETT, SALISBURY SP5 4LH

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**BAXTERS**  
PROPERTY & LAND AGENTS



## **HILLVIEW, BLANDFORD ROAD, COOMBE BISSETT, SALISBURY SP5 4LH**

### **PRICE GUIDE: £695,000**

Located on the edge of the popular village of Coombe Bissett with a lovely rural outlook, Hillview is a fabulous detached four bedroom family home offered for sale in excellent order.

The accommodation is excellent in proportions with a contemporary feel and en-trend finish especially the kitchen with its immaculate white matte finish units and expanse of Quartz worktops and porcelain tiled flooring. The quality of finish is also obvious in all the bathrooms which have been re modelled with high end fittings and porcelain tiled flooring. The open plan living area is a most impressive space with a modern glass encased double sided fireplace, a quality porcelain tiled floor with under floor heating which also extends throughout the ground floor. There is an 8 panel bi-fold door system approximately 26ft in width opening out to a large private terrace.



There is a sizeable first floor landing with access to four bedrooms; the main bedroom and second/guest bedroom both has stylish en suite facilities and Juliet balconies looking out over the garden. The third bedroom is a double, the fourth a large single/small double and the family bathroom is luxuriously appointed. There is also a well equipped laundry room on the first floor.

The property is set back from the village road and approached via a partly secluded 5 bar gated gravelled drive with space and turning for approximately 5 cars. To the side of the house is a truly impressive double height barn style garage with massive potential to provide workshop space and storage.

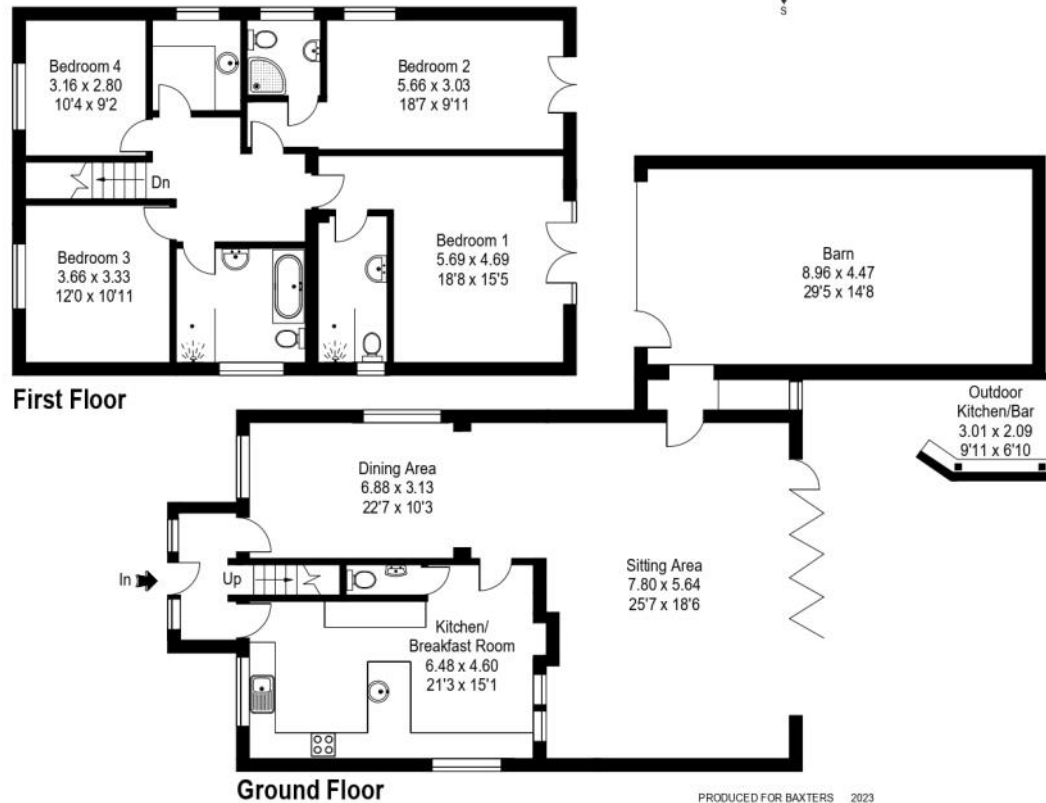
The rear garden is an excellent size with a large patio/terrace complete with bespoke outside kitchen and bar area. The main area of garden is approached via sweeping sleeper steps from the patio and is laid predominately to lawn with an ideal spot in the far right corner for a summer house/ home office or studio.

**LOCATION:** Coombe Bissett is a thriving community located some four miles to the south of the cathedral city of Salisbury nestling in the gently undulating Chalke Valley countryside. Within the village is a popular inn, The Fox and Goose, Coombe Bissett Stores and Post Office, a thriving Village Hall, Coombe Bissett C of E Primary School and St Michael & All Angels Church which has stood on the same site for over 900 years, the oldest part of which dates from c.1100. The medieval city of Salisbury has an extensive range of restaurants, city centre shops and supermarkets and a twice weekly market. Social and educational amenities nearby include the theatre, arts centre, cinema, medical facilities and both private and state schools for all ages within and outside the city boundary. Leisure and recreational facilities include the Five Rivers Health and Wellbeing Centre, Private members gymnasiums, golf club and recreation ground and three tennis clubs. Salisbury has its own mainline railway station with links to London Waterloo (journey time approximately 90 minutes).



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Approximate Gross Internal Area :- 209 sq m / 2250 sq ft  
 Garage Approximate Gross Internal Area :- 40 sq m / 431 sq ft  
 Outdoor Kitchen/Bar Approximate Gross Internal Area :- 8 sq m / 84 sq ft



PRODUCED FOR BAXTERS 2023  
 This illustration is for identification purposes only.  
 Not drawn to scale, unless stated.



**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D : £2,197.34 for year 2024/2025 . Mains Water and Electricity. Private Drainage. Oil Central Heating. Fully double glazed.

**DIRECTIONS:** From the Cathedral city of Salisbury proceed in a south westerly direction along the A354 towards Blandford and continue to the village of Coombe Bissett. Proceed through the village, passing the Fox & Goose Public House on the left hand side, continue through the S bend passing the Church and follow the road for a short distance, where you will find Hillview on the right hand side clearly identified by the BAXTERS for Sale Board.

**DECLARATION:** For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10703

