



LARKFIELD, BUGMORE LANE, EAST GRIMSTEAD, SALISBURY SP5 3SA

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**BAXTERS**  
PROPERTY & LAND AGENTS





**LARKFIELD, BUGMORE LANE, EAST GRIMSTEAD, SALISBURY SP5 3SA**  
**PRICE GUIDE: £550,000**

Located in the hugely desirable Wiltshire village of East Grimstead is Larkfield, a smart detached family home with double garage, excellent parking and a glorious garden overlooking open countryside and Pepperbox Hill; a chalk ridge landmark with a rich natural heritage and outstanding views managed by the National Trust.

Built in the early 1970s and occupied by the present owners for almost 40 years, Larkfield offers spacious three bedroom accommodation which comprises of a large entrance hall, open plan living room with working fireplace, generous dining area, kitchen refitted with a range of bespoke hand built units, fabulous double glazed conservatory and ground floor cloakroom.





Off the first floor landing are two large double bedrooms, a small double/large single bedroom and a refitted shower room. The property is fully triple glazed and centrally heated via an oil fired boiler to radiators. There is also great potential to extend and enlarge Larkfield subject to obtaining the relevant consents.

To the front is a good sized garden with lawn, shrubs and a double width drive with excellent parking. There is a double garage with power, light and an integral door to the rear hall. The rear garden and the view are a particular feature of this lovely family home; the garden with a mature lawn, established shrubs and flower beds.

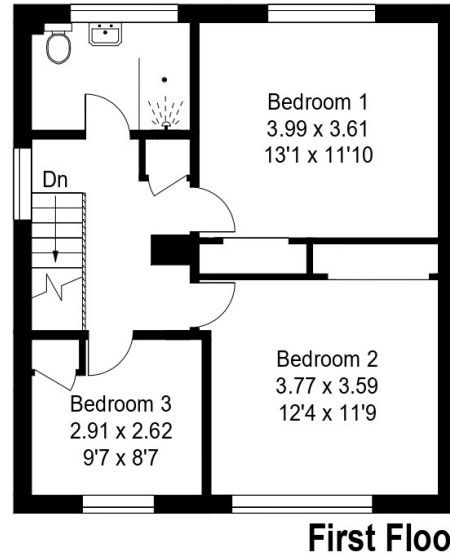
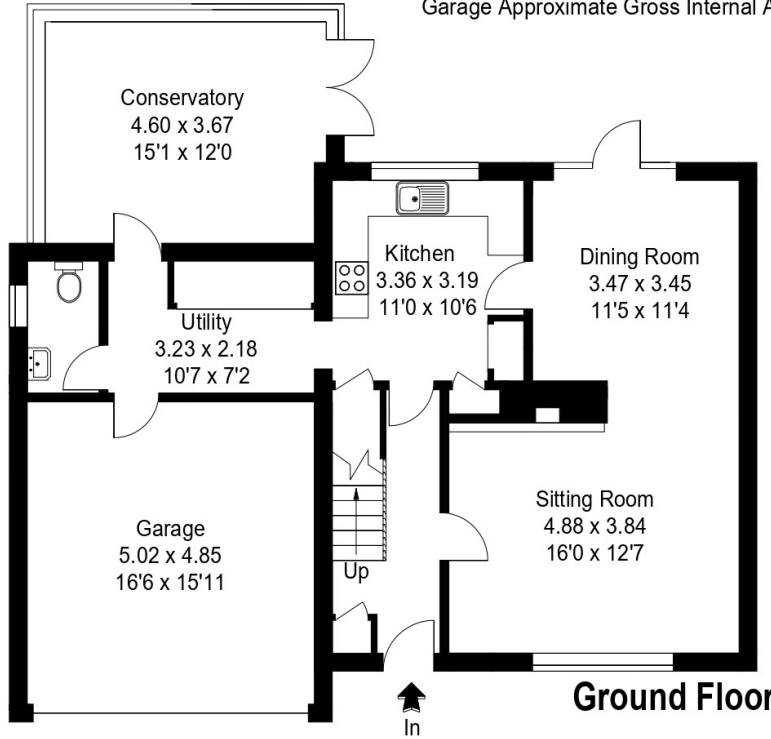
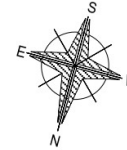
**DIRECTIONS:** From Salisbury take the A36 Southampton Road and continue to the end of the Alderbury bypass turning left signposted The Grimsteads. At the junction turn left and follow the road towards East Grimstead. After about a quarter of a mile, turn left signposted East Grimstead and Farley (Crockford Road). Follow the road, proceed under the railway bridge and take the immediate turn to the right into Butterfurlong Road. Proceed to the end of the road and turn right into Long Drove. At the end of the road turn left into East Grimstead, Bugmore Lane can be found after a short distance on the right hand side. Larkfield is the fourth property on the right.

**LOCATION:** Located just over 4 miles to the south-east of Salisbury, the Grimsteads are attractive rural Wiltshire hamlets. With neighbouring settlements including the Deans, the Tytherleys, Pitton and Farley. There are a number of extremely popular village primary schools in the area with In nearby Alderbury and Whaddon there are two village stores and two public houses. The cathedral city of Salisbury has an excellent range of shops, cultural and social amenities including the arts centre, theatre and cinema, a thriving, twice weekly market and both private and state schools for all ages. There is a mainline rail service to London's Waterloo (journey time 90 minutes) and the West Country . Salisbury is well placed for access to the A30/A303/M3 to London and the West Country and Southampton and the M27 via the A36.



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Approximate Gross Internal Area :- 138 sq m / 1481 sq ft  
 Garage Approximate Gross Internal Area :- 24 sq m / 262 sq ft



PRODUCED FOR BAXTERS 2024

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.



**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E : £2,731.65 for year 2024/2025. Mains Electricity, Water and Drainage. Oil Central Heating. Fully triple glazed.

**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: 10741.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			