



CLYNE GROVE, PARSONAGE HILL, FARLEY, SALISBURY SP5 1AW

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BAXTERS
PROPERTY & LAND AGENTS



CLYNE GROVE, PARSONAGE HILL, FARLEY, SALISBURY SP5 1AW

PRICE GUIDE: £575,000

Located within the hugely popular Wiltshire village of Farley is Clyne Grove, an extremely well presented detached modern bungalow with a large mature garden, private gated drive, a substantial detached garage and parking for several cars.

The property has been beautifully maintained by the current owners and offers well planned accommodation which is both fully double glazed and centrally heated via an oil fired boiler to radiators. The living space amounts to about 1200sqft and comprises of an entrance porch, large central reception hall, double aspect living room with fireplace, a large kitchen/breakfast room with an excellent range of fitted units and worktops, two double bedrooms and a large single bedroom, family bathroom and a separate cloakroom.



A particular feature of Clyne Grove is the lovely mature garden which extends to three sides of the property with lawns, flower beds, specimen shrubs and fruit trees. At the rear, accessible from the kitchen, is a delightful screened patio and seating area.

Clyne Grove is approached off the village road via a private drive; the front section is block paved providing off road parking for 2/3 cars and gated access to the main gravelled drive with further parking for several cars, a motorhome or large touring caravan. The garage is an excellent size (c.18'x14' internal) with attic storage, power & light and a utility area fitted with cupboards, worksurface, sink and plumbing for an automatic washing machine.

LOCATION: Farley is a popular and highly desirable village which benefits from a public house, a renowned nursery school, village hall, and church. Further local facilities include Post Offices, general stores, primary schools and pre-schools all available within the neighbouring villages of Pitton, Winterslow and Alderbury. It lies to the east of the cathedral city of Salisbury which has an excellent range of businesses, entertainment and cultural facilities, a wide range of shops and supermarkets as well as a twice weekly market and numerous private schools and two outstanding grammar schools. Transport links are excellent with easy access to the A36 and A30. The mainline station at Salisbury has direct services to London Waterloo, Southampton. Nearby Grateley station is also popular for direct trains to London Waterloo. The village borders the 665 hectares of Bentley Wood, perfect for walks, riding and cycling.

DIRECTIONS: From Salisbury proceed in a north easterly direction along the A30. Continue for approximately 2 miles turning right on the crest of the hill signposted Pitton. Proceed through the village of Pitton towards Farley. Upon entering Farley proceed through the 'S' bend, (Parsonage Hill) and Clyne Grove can be found on the left hand side.



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Approximate Gross Internal Area
1183 sq ft - 110 sq m

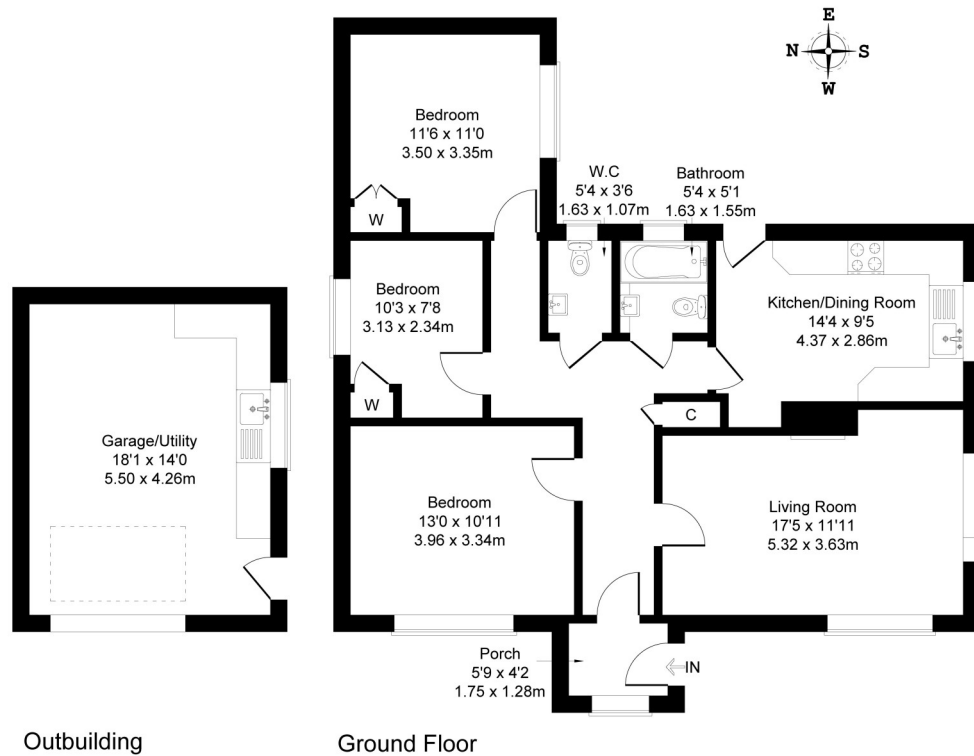


Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E : £3,832.78 for year 2025/2026. All mains services connected. Mains Drainage. Oil Central Heating. Fully double 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: 10800.

