



18 PARKLAND WAY, PORTON, SALISBURY SP4 0LY

01722 238711

**BAXTERS**  
PROPERTY & LAND AGENTS





**18 PARKLAND WAY, PORTON, SALISBURY SP4 0LY**  
**PRICE GUIDE: £350,000**

18 Parkland Way is a modern detached bungalow of good proportions, located in the heart of the popular Wiltshire village of Porton within walking distance of all the village amenities.

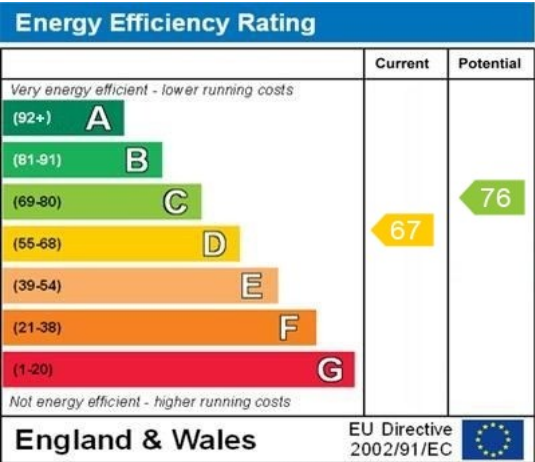
The bungalow is light and airy with deceptively spacious accommodation comprising of an entrance lobby, double aspect living room with fireplace and log burning stove, refitted and well-equipped kitchen, inner hall, two bedrooms and a large shower room. The property is double glazed and centrally heated via mains gas fired boiler to radiators.



Situated in the corner of a small cul-de-sac; 18 Parkland Way has the benefit of a corner plot, a generous block paved drive with parking for three cars and a detached single garage. To the front is a lawned garden and dwarf retaining wall. To the rear and side is a fully enclosed mature garden with lawn, patio and a variety of shrubs.

LOCATION: Porton is a popular village about 5 miles to the north east of Salisbury located in the Bourne Valley. Local facilities include a shop, doctors surgery, primary school, pub, hairdresser and very busy garden and aquatic centre. Salisbury offers a comprehensive range of shopping, recreational, cultural, educational and medical amenities including a theatre, cinema and arts centre, twice weekly market, a variety of private fitness centres, Five Rivers Health and Wellbeing Centre, tennis clubs, golf courses and Salisbury District Hospital (on the southern edge of the city). Salisbury has a mainline railway station serving London (Waterloo) and the West Country; there is also a station at Grateley approximately 13 minutes drive away. There are good road links to London via the A303/M3.

DIRECTIONS: Leave the cathedral city of Salisbury via the A30 and take the A338 towards the Winterbournes. Follow the road all the way through Winterbourne Earls, Winterbourne Dauntsey and Winterbourne Gunner and turn right at the roundabout continuing on the A338 towards Porton and after approximately a quarter of a mile, turn right at the crossroads onto Winterslow Road. Take the next right into Parkland Way where the property can be found on the right hand side clearly identified by the BAXTERS For Sale Board.



## 18 Parkland Way Salisbury SP4 0LY

Approximate Gross Internal Area

705 sq ft - 66 sq m

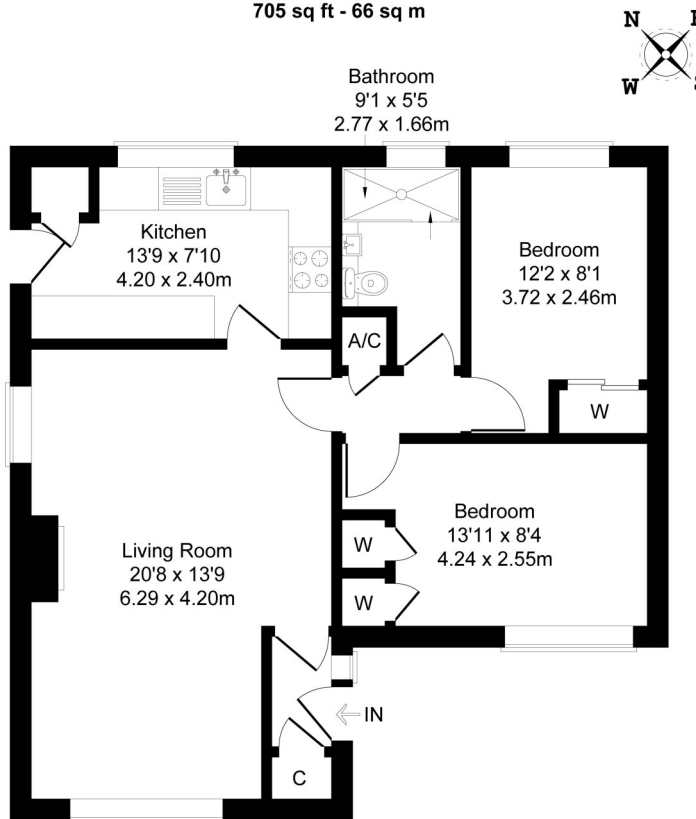


Illustration for identification purposes only, measurements are approximate, not to scale.

**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band C : £2,350.54 for year 2025/2026.

All mains services connected. Mains Drainage. Gas 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: 10815.