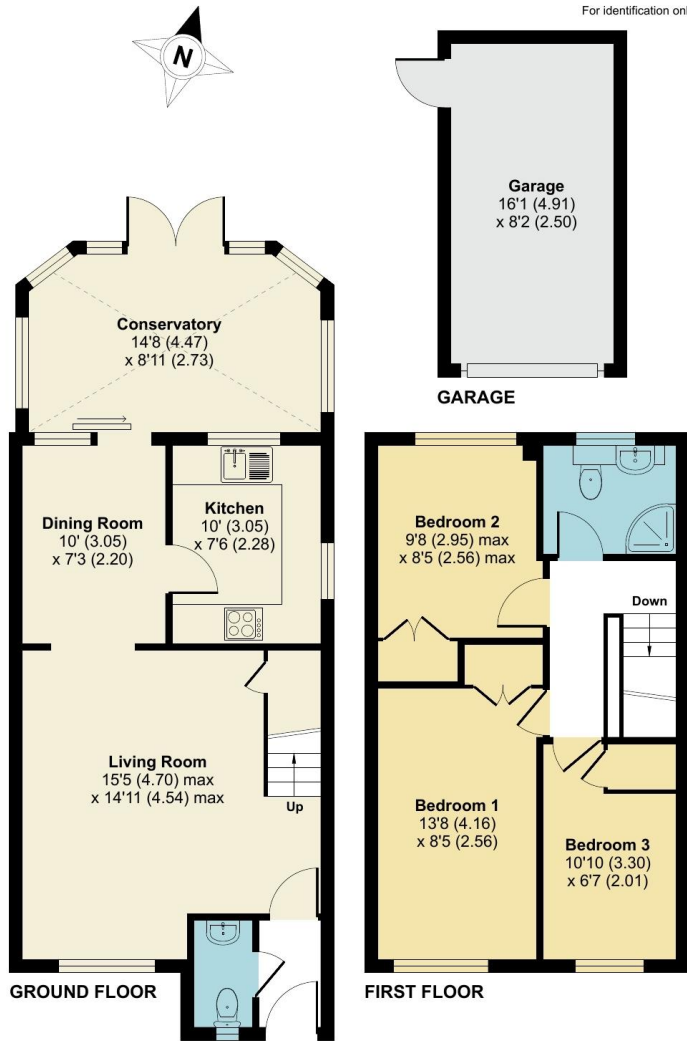
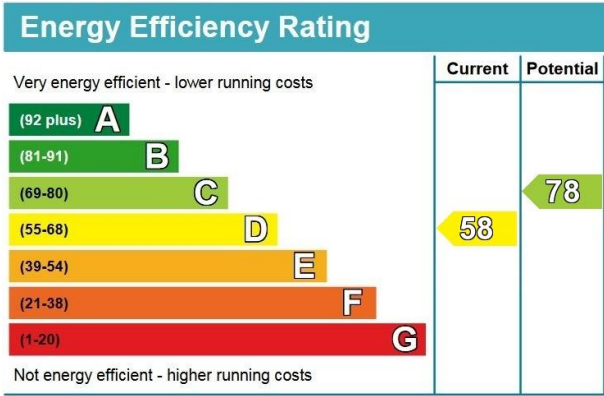


Kingfishers, Shipton Bellinger, Tidworth, SP9

Approximate Area = 935 sq ft / 86.8 sq m
Garage = 132 sq ft / 12.2 sq m
Total = 1067 sq ft / 99 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Austin Hawk Ltd. REF: 1314821



NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



Kingfishers, Shipton Bellinger Guide Price £349,950 Freehold

- Entrance Lobby
- Living Room
- Conservatory
- 3 Bedrooms
- Driveway & Garage
- Cloakroom
- Dining Room
- Kitchen
- Shower Room
- Secluded Garden



DESCRIPTION: Offered for sale with no onward chain, this semi-detached house is located at the end of a small cul-de-sac in the heart of the village of Shipton Bellinger. The well-presented accommodation comprises entrance lobby, cloakroom, living room with stairs to the first floor, a dining room with access to the conservatory, a kitchen, three bedrooms and a shower room. Outside there is generous driveway parking with an electric vehicle charging point, a garage and a secluded garden to the rear.

LOCATION: The village of Shipton Bellinger lies approximately 13 miles north of Salisbury and 12 miles west of Andover on the eastern edge of Salisbury Plain. Shipton Bellinger has many local amenities, including a Primary School, a convenience store and a mobile post office, a Garage, a Sports & Social Club, a Church and a Village Community Centre. A wider range of shopping and recreational facilities are available in nearby Salisbury, Tidworth, Amesbury and Andover. The A303 is close by and provides a link to the M3 and on to London. Mainline rail services are available from both Grateley (4 miles) and Andover to London Waterloo. The area is well known for its good schooling with a choice of village primary schools and notable independent and grammar schools nearby. Sporting opportunities in the area abound and there are superb walking and riding opportunities in the immediate vicinity. Kingfishers is a quiet, established cul-de-sac off the High Street.

ACCOMMODATION: Front door into ENTRANCE LOBBY with doors to:

CLOAKROOM: Window to front. WC and wash hand basin.

LIVING ROOM: Window to front. Stairs to first floor with understairs storage cupboard, feature fireplace with electric fire and arch to:

DINING ROOM: Door to kitchen and patio doors to:

CONSERVATORY: Triple aspect with French doors to garden

KITCHEN: Window to side. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset ceramic hob with extractor over and oven below. Space and plumbing for washing machine, space for fridge and freezer and cupboard with wall mounted boiler.

FIRST FLOOR LANDING: Loft access and doors to:

BEDROOM 1: Window to front and fitted wardrobe cupboard.

BEDROOM 2: Window to rear and fitted wardrobe cupboard.

BEDROOM 3: Window to front and airing cupboard with hot water tank and shelving.

SHOWER ROOM: Window to rear. Corner shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there is a small area with a tree and a path to the front door. A driveway to the side offers parking for three cars, an electric vehicle charging point and access to:

GARAGE: Single garage with up and over door, power, light, loft space and side door to garden.

REAR GARDEN: Patio area adjacent to the house with gated access to the driveway. The remainder is laid to lawn with flower and shrub borders and an oil tank to the rear.

TENURE & SERVICES: Freehold. Mains water, drainage and electricity are connected. Oil fired central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

