

# THE COPSE, FORD, SALISBURY, WILTSHIRE, SP4 6DN



 Myddelton & Major

We are proud to present

# THE COPSE

FORD, SALISBURY, WILTSHIRE, SP4 6DN

**A beautifully finished three bedroom house within the sought-after hamlet of Ford, surrounded by beautiful Wiltshire countryside.**

- Detached house of 1,058 sq ft
- Dual aspect kitchen / dining room
  - Sitting room
- Three bedrooms (one ensuite)
  - Family bathroom
  - Off-street parking
  - Freehold sale
  - EPC Rating: C (69)





# THE PROPERTY

The Copse is a light and bright, modern, detached family home; perfectly positioned on the edge of the desirable village of Ford, the house has lovely rural views across farmland to the south. Notably, its location means it is within easy reach of the city centre and amenities. Extending to 1,058 sqft, the house is built of brick under a tiled roof and is surrounded by its garden and parking.

The welcoming entrance hall leads into a dual aspect sitting room, with French doors opening out to a terrace and garden beyond. The superb, open-plan kitchen/dining room, also with French doors that open out to the garden, lies to the rear. The kitchen area is comprehensively appointed with a modern range of fitted units, a pantry and integrated appliances including a double oven and dishwasher. There is ample space for a family dining area and also a cosy seating area. A cloakroom with WC completes the ground floor accommodation.

Stairs lead up to the spacious first floor landing where there are three bedrooms on the first floor, one with en-suite shower room. Two further bedrooms are serviced by a family bathroom.

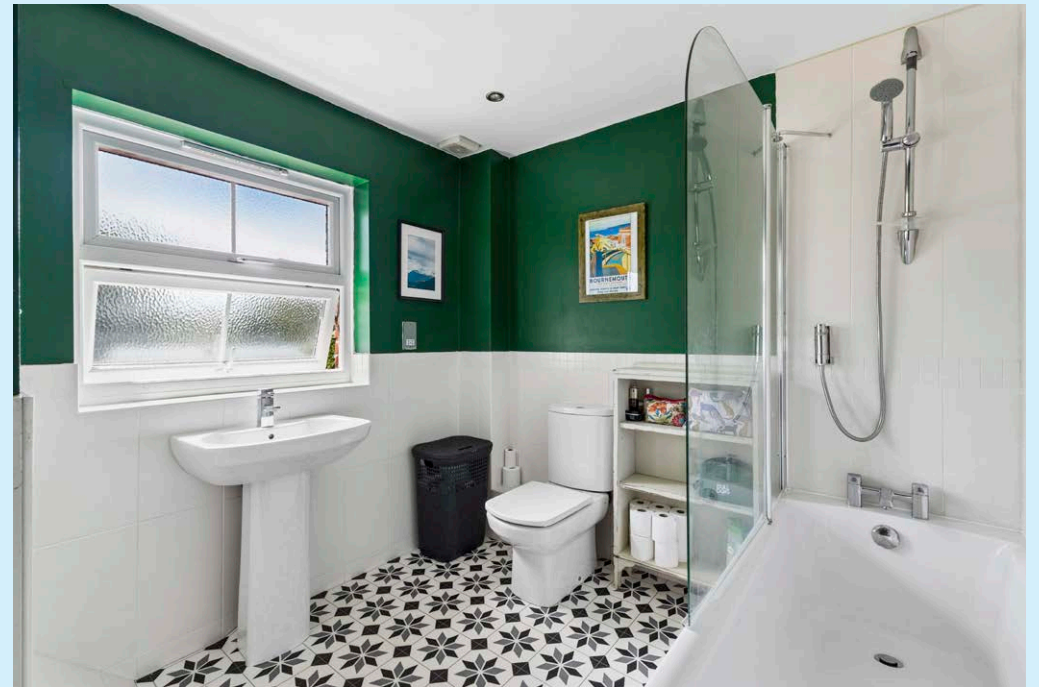
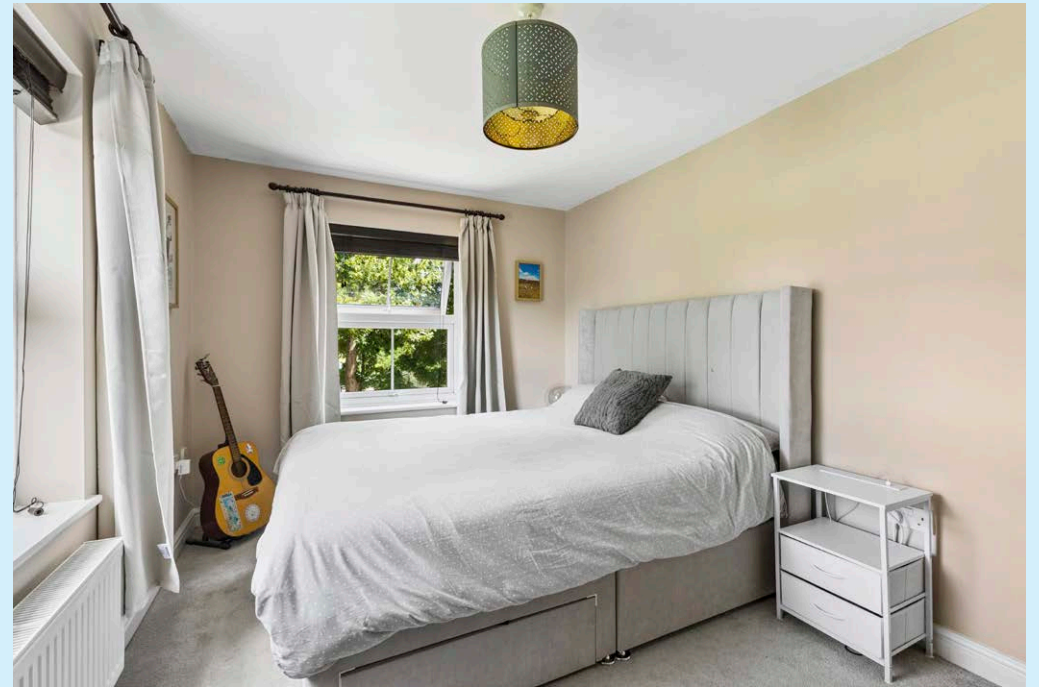
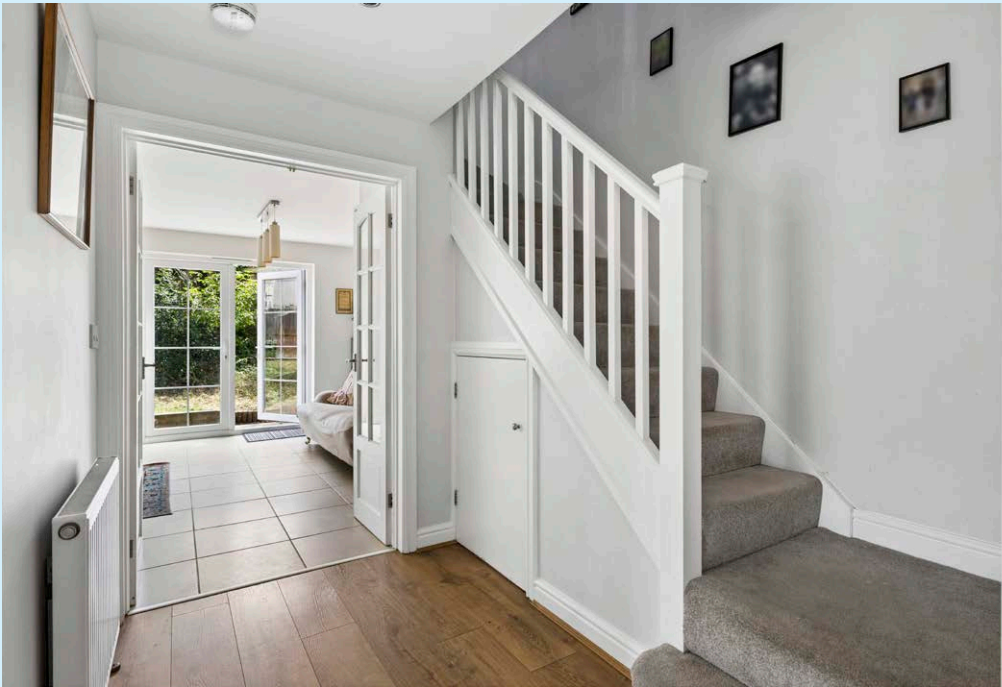
## LOCATION & AMENTIES

Ford is a very popular village located approximately 2 miles northeast of the cathedral city of Salisbury. It is conveniently located between Hurdcott, the Winterbournes and Laverstock. The property lies within the catchment of the primary school in Winterbourne Earls. Within Laverstock (1.5 miles) there are three secondary schools and a further primary school. Secondary school children may also attend one of the two grammar schools in Salisbury (subject to entrance requirements). All schools can be accessed by buses, which run through Ford. Laverstock also benefits from a public house, convenience store, two takeaways, and a church.

For those who enjoy the outdoors, nearby Castle Hill Country Park offers excellent walking and cycling routes into Salisbury. The area also sits just below Old Sarum Airfield, home to an award-winning aviation collection and the popular Dark Revolution Brewery.

Salisbury (the market square is about 3 miles from the house) has an excellent, comprehensive range of shopping, educational, leisure and cultural facilities, as well as excellent road links to London, Southampton and Bournemouth, and a mainline station with trains to London Waterloo, journey time approximately 90 minutes. Salisbury also supports a well thought of Playhouse and twice weekly charter market.





# OUTSIDE

The front garden is designed with ease of maintenance in mind. The private driveway provides parking for several vehicles to the front and side. The private, landscaped gardens wrap around the home on three sides. The gardens to the rear are predominantly laid to lawn with floral beds and borders. The fenced and hedged boundaries provide a wonderful degree of privacy with open views across the farmland beyond. There is a paved terrace to the side under a fixed pergola, ideal for outdoor entertaining and dining.

## ADDITIONAL INFORMATION

### Directions

Postcode: SP4 6DN

What3Words: ///coasted.hologram.bypassed

### Services

Mains electricity and water. Oil-fired central heating. Private drainage (sewage treatment plant). Fibre broadband.

### Local Authority

Wiltshire County Council

### Council Tax

Band E

### Fixtures and Fittings

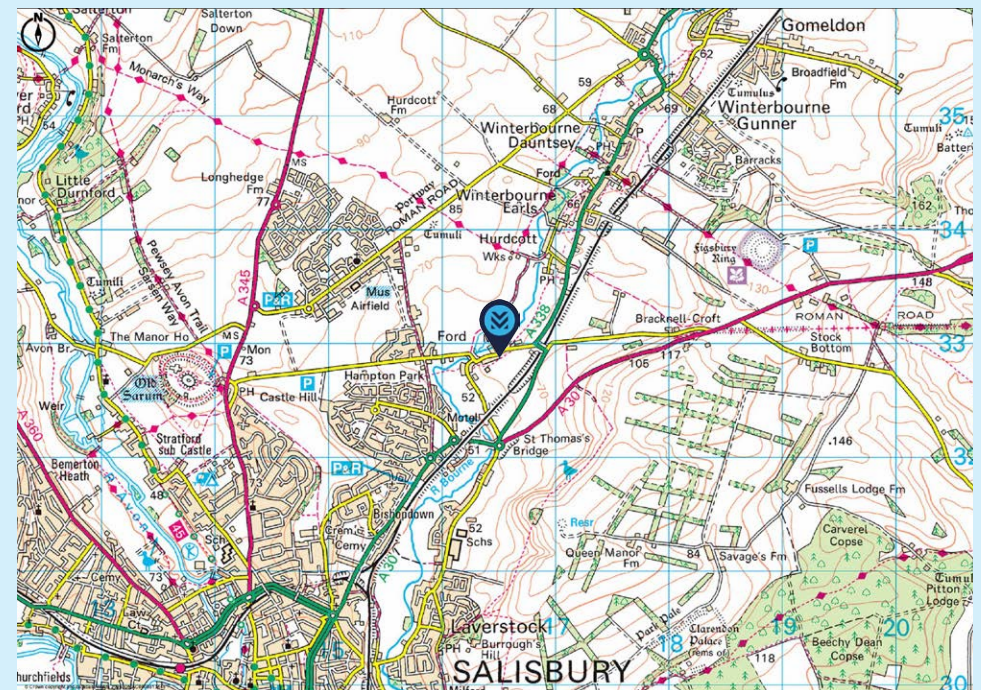
Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

### Viewings

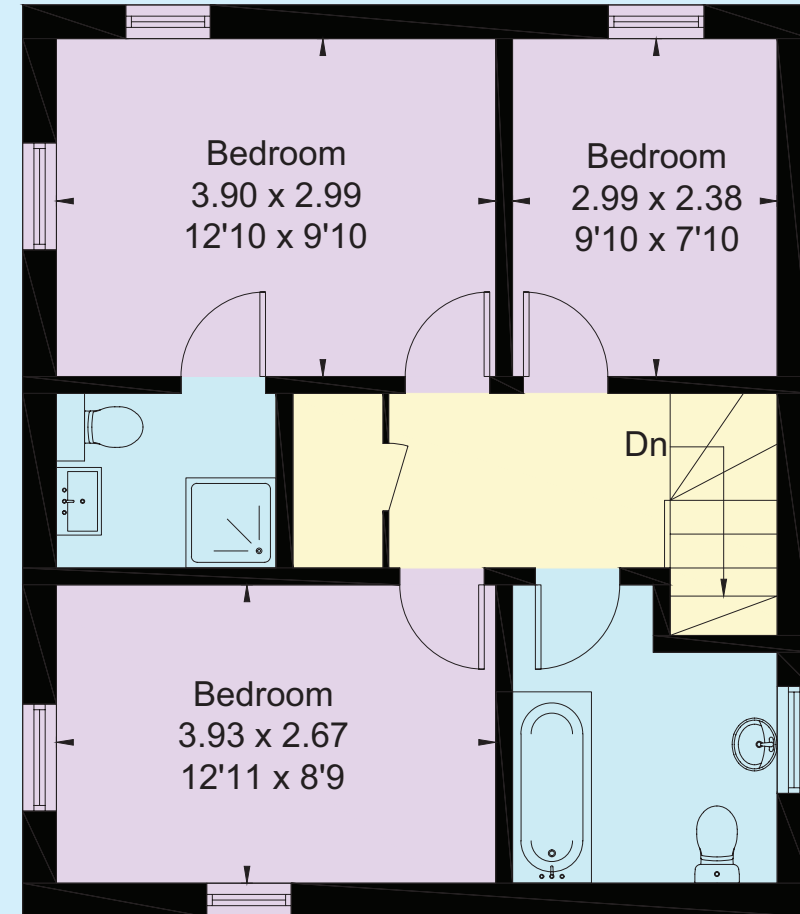
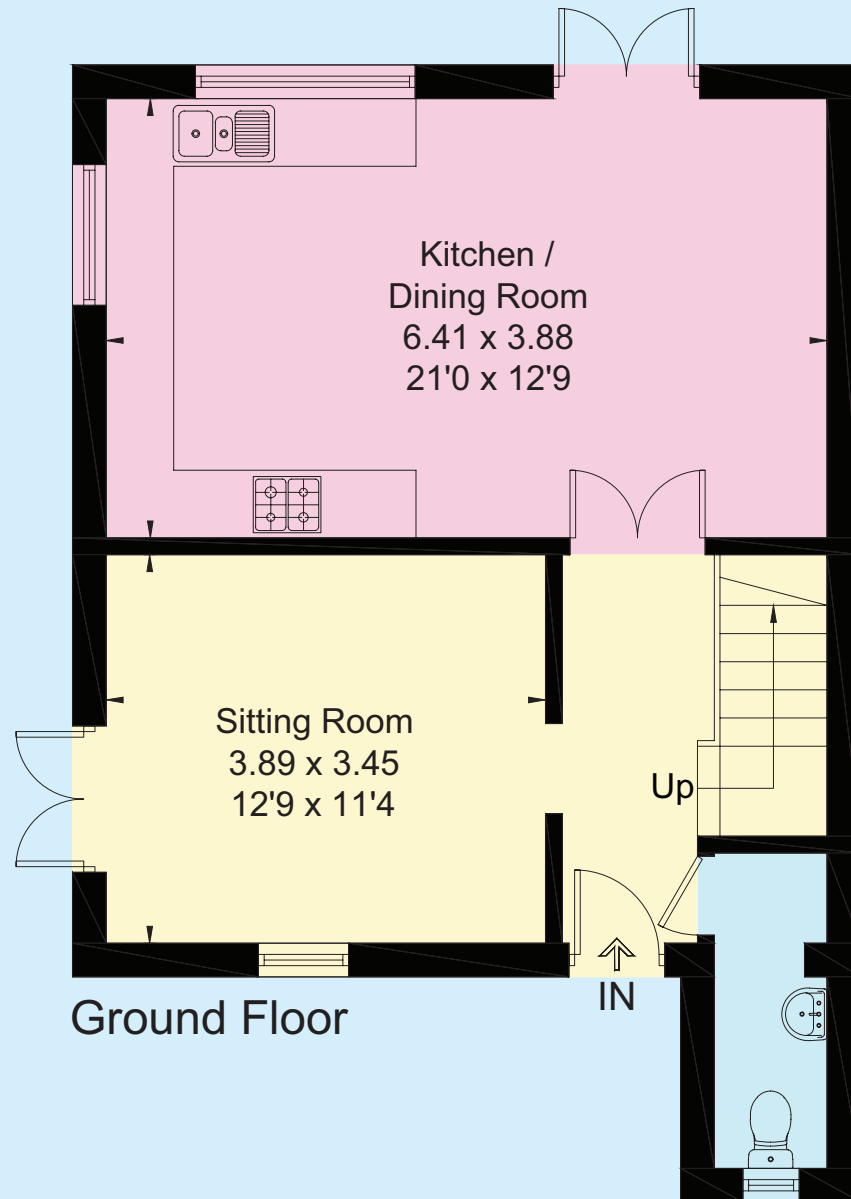
Strictly by appointment with the sole selling agents Myddelton & Major.

### Agents' Note

Access to The Copse is from an unadopted track off Spire View. The track also provides access to all properties beyond The Copse. The Property is sold subject to all easements and wayleaves, whether known or unknown.



Approximate Floor Area = 98.3 sq m / 1058 sq ft





Myddelton  
& Major™

## Contact

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