



28A WATER DITCHAMPTON, WILTON,
SALISBURY, WILTSHIRE, SP2 0JA

PRICE: £399,995

McKILLOP  GREGORY
ESTATE AGENTS

AN ATTRACTIVE AND SPACIOUS
DETACHED BUNGALOW SET IN A
MAGNIFICENT GARDEN WITH
LOVELY VIEWS OVER THE RIVER
WYLYE

DIRECTIONS:

From Salisbury proceed out west along the A36 Wilton Road until you get to the roundabout just to the north of Wilton and here turn left onto the A30 road for Shaftesbury. Continue into the town, over the crossroads onto West Street and after approximately a quarter of a mile turn right into Water Ditchampton. Continue along here under the railway bridge and you will then see number 28A immediately on the right hand side.

DESCRIPTION:

This is a charming and spacious bungalow located on the edge of the famous market town of Wilton. The bungalow has the benefit of gas central heating as well as cavity wall insulation and double glazing. It has spacious accommodation looking out over the garden at the front and the river to the rear.

The accommodation in brief comprises: Reception hall, large living room with dining area, garden room, kitchen, four bedrooms, bathroom and separate cloakroom. Behind the bungalow there is an attractive area of garden with pedestrian bridge over a small stream, a further area of lawn with vegetable garden, fruit bed and views over the River Wylfe. Adjacent to the bungalow there are storage sheds and greenhouse. To the front there is a DOUBLE GARAGE with ample parking and a further attractive area of lawn.



LOCATION: The property is located on the edge of the town of Wilton within easy reach of its excellent facilities. These include a weekly market, a bank, shops and stores, schools, doctors' and dental surgeries, pubs and the town hall. Salisbury is some four miles distant where there are further good facilities including a main line railway station.

The accommodation comprises:

RECEPTION HALL: With airing cupboard with lagged hot water tank and immersion heater.

LIVING ROOM: 5.81m x 3.76m (19' 0" x 12' 4")
With stone feature with wooden mantel over, two wall lights, two radiators, television aerial point, doors to conservatory.

DINING AREA: 3.12m x 2.66m (10' 2" x 8' 8")
With radiator, hatch to kitchen.

KITCHEN: 3.02m x 2.99m (9' 10" x 9' 9") With single drainer sink unit with cupboards below, further good range of base and drawer units, fitted Atag gas hob with Belling fan assisted double oven, extractor hood, range of wall cupboards, part tiled walls, radiator, space for fridge, plumbing and drainage for dishwasher.

UTILITY ROOM: 4.47m x 1.50m (14' 7" x 4' 11") With single drainer sink unit with worktops to either side, fitted base and drawer units, larder cupboards, Potterton gas fired boiler for domestic hot water and central heating, fitted wall cupboard, space for fridge/freezer, further double cupboard with storage space above.

CONSERVATORY: 7.92m x 2.82m (25' 11" x 9' 3")
With two wall lights and doors to garden.

BEDROOM 1: 4.54m x 3.45m (14' 10" x 11' 3") With double radiator, fitted wardrobes and drawer unit, television aerial point.

BEDROOM 2: 3.58m x 2.41m (11' 8" x 7' 10") With radiator.

BEDROOM 3: 3.32m x 2.41m (10' 10" x 7' 10") With radiator.

BEDROOM 4: 3.58m x 1.57m (11' 8" x 5' 1")
With wardrobe, further storage cupboards, radiator, access to loft.



BATHROOM: With panelled bath, shower cubicle with Mira shower, wash hand basin, WC, electric shaver point, radiator, part tiled walls and tiled floor.

CLOAKROOM:
With WC, wash hand basin, radiator and part tiled walls.

OUTSIDE: To the front of the bungalow there is a DOUBLE GARAGE 5.28m x 5.03m (17' 3" x 16' 6") with up and over door, power and light. There is further parking adjacent to the garage. To the front of the bungalow there is an area of lawn with wall and pedestrian path to the front door. To the northern side of the bungalow there is a productive area of garden with storage sheds and greenhouse and behind there is a patio area with lawn. There is an attractive pedestrian bridge leading over a small stream to the further area of garden with lawns, vegetable bed, fruit bed and further shed.



There are lovely views looking out over the River Wylfe to the water meadows beyond. In the back garden there are also some mature apple trees, a plum and pear tree. There is also a Wendy house adjacent to the river.

SERVICES: All mai



TOTAL AREA: APPROX. 126.4 SQ. METRES (1360.4 SQ. FEET)

5.33 for 2014/2015)

Energy Performance Certificate

28a, Water Ditchampton, Wilton, SALISBURY, SP2 0JA

Dwelling type: Detached bungalow
Date of assessment: 24 April 2014
Date of certificate: 24 April 2014

Reference number: 8274-7524-2290-2244-4922
Type of assessment: RdSAP, existing dwelling
Total floor area: 104 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 2,676
Over 3 years you could save		£ 765

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 166 over 3 years	£ 166 over 3 years	
Heating	£ 1,989 over 3 years	£ 1,485 over 3 years	
Hot Water	£ 501 over 3 years	£ 240 over 3 years	
Totals	£ 2,676	£ 1,911	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(34-54) E

(21-33) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
56	84

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 333	✓
2 Increase hot water cylinder insulation	£15 - £30	£ 42	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 270	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0800 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Viewing By confirmed appointment only with the vendor's agent. Telephone 01722 414747.

Agent's note Every effort has been made to prepare these particulars as carefully as possible. However, intending purchasers should be aware that their accuracy is not guaranteed, nor do they form part of any contract. Please note that the quoted room sizes are approximate and we advise you to verify the dimensions carefully, especially when ordering carpets, fittings, or any built in furniture. Where heating and electrical equipment is included, please be aware that we have not tested the appliances. We strongly recommend purchasers obtain legal advice and a survey.

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