



CHALKLANDS

7

CHALKLAND, 7 TIDWORTH ROAD, PORTON, SALISBURY SP4 0NJ

01722 238711

**BAXTERS**  
PROPERTY & LAND AGENTS



**CHALKLAND, 7 TIDWORTH ROAD, PORTON, SALISBURY SP4 0NJ**  
**PRICE GUIDE: £415,000**

Here we have Chalkland, a smart detached modern bungalow with parking, garaging and a south facing garden, located within the popular Wiltshire village of Porton.

Chalkland is offered for sale in extremely good order, is light and airy and of excellent proportions with accommodation comprising of an entrance lobby, a large double aspect living/dining room with open fireplace and log burner and a well equipped kitchen with excellent storage. There is access off the inner hall to two double bedrooms, a large single bedroom, and a family bathroom.

Prospective buyers should be aware that there is a large roof void which could, with the benefit of planning consent, be converted to provide additional rooms. The property is fully double glazed and centrally heated via a mains gas fired boiler to radiators.

The frontage is fully enclosed with a gated drive providing secure off road parking and access to a detached garage; there is also an EV charging point. The front garden is mainly laid to lawn with mature shrubs. The private rear garden enjoys a southerly aspect and is laid to lawn bordered by well stocked borders and 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 for approximately a quarter of a mile. The property can be found just after the turning for Winterslow Road, on the right hand side.



# 7 Tidworth Road Porton Salisbury SP4 0NJ

Approximate Gross Internal Area = 837 sq ft - 78 sq m

Garage Area = 145 sq ft - 13 sq m

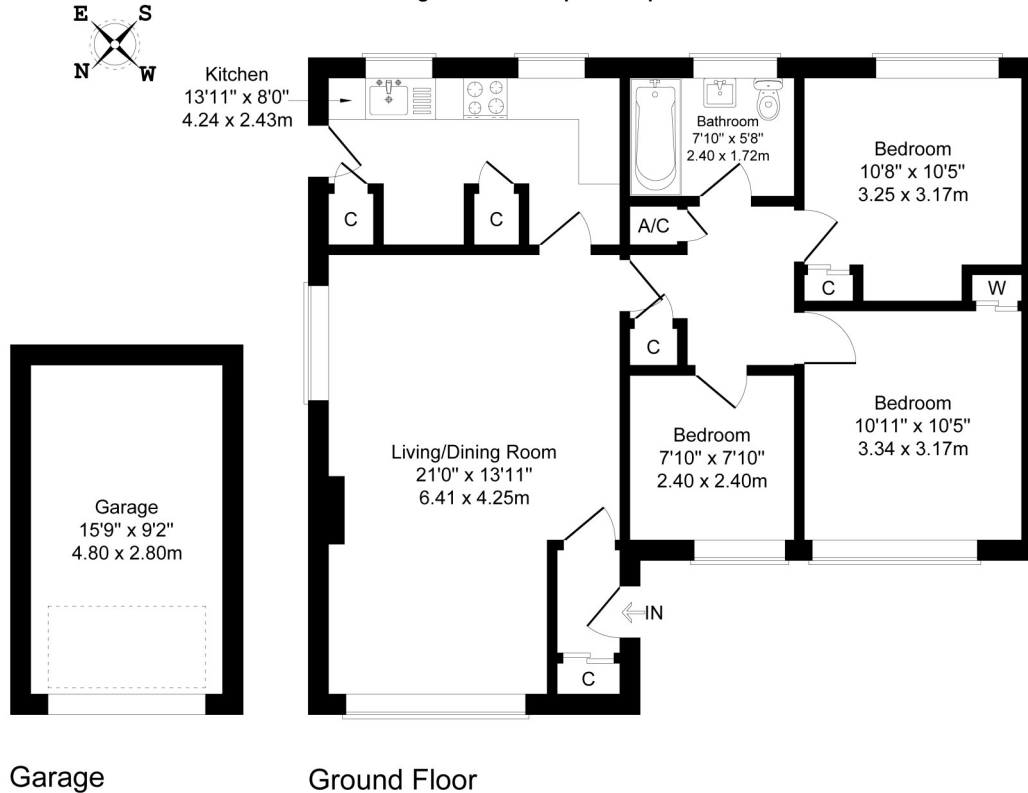


Illustration for identification purposes only, measurements are approximate, not to scale.

**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D: £2,777.59 for year 2026/2027. 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: 10832.

