



**MISTLE BOURNE, THE AVENUE, PORTON, SALISBURY SP4 0NT**

**01722 238711**

**BAXTERS**  
PROPERTY & LAND AGENTS





## **MISTLE BOURNE, THE AVENUE, PORTON, SALISBURY SP4 0NT**

### **PRICE GUIDE: £495,000**

Mistle Bourne is a large detached family home which has been within the same ownership since its' construction in the mid 1950s. The property is situated on the very edge of the village of Porton within a mature garden. There is no doubt that Mistle Bourne offers huge potential to renovate, extend and improve.

Prospective buyers should note that planning consent (PL/2024/04928) was granted in February 2025 to demolish the property and construct three new four bedroom detached dwellings; two of which would take the place of Mistle Bourne, the third plot is available separately, is located adjacent to the existing house and forms part of the overall garden area, shown edged red on the attached plan.



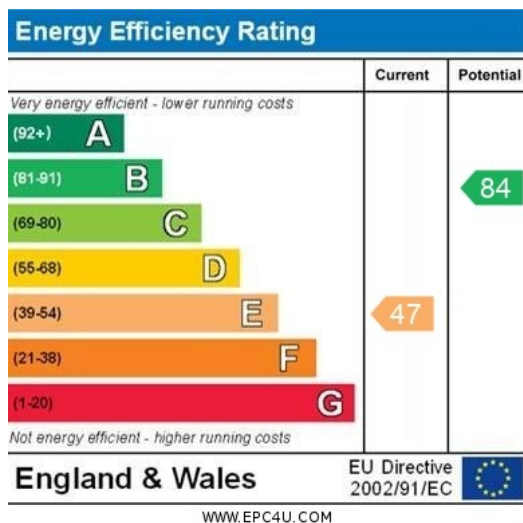
It is possible therefore to consider redeveloping the site as an alternative to retaining the existing house as a project. Part of the garden is also available separately as a single building plot for the construction of a detached family home; please refer to the selling agent for further details. As part of the planning approval the plot will retain the existing access with a new drive created off the Tidworth Road.

Mistle Bourne in its present form comprises of a reception hall, living room, kitchen breakfast room, three bedrooms, bathroom, cloakroom and a huge attic; the total available floor space is a little under 2000sqft. The property does have a particularly large garden which is presently lawn and mature shrubs. The area of garden land available with Mistle Bourne amounts to 0.44 of an acre.

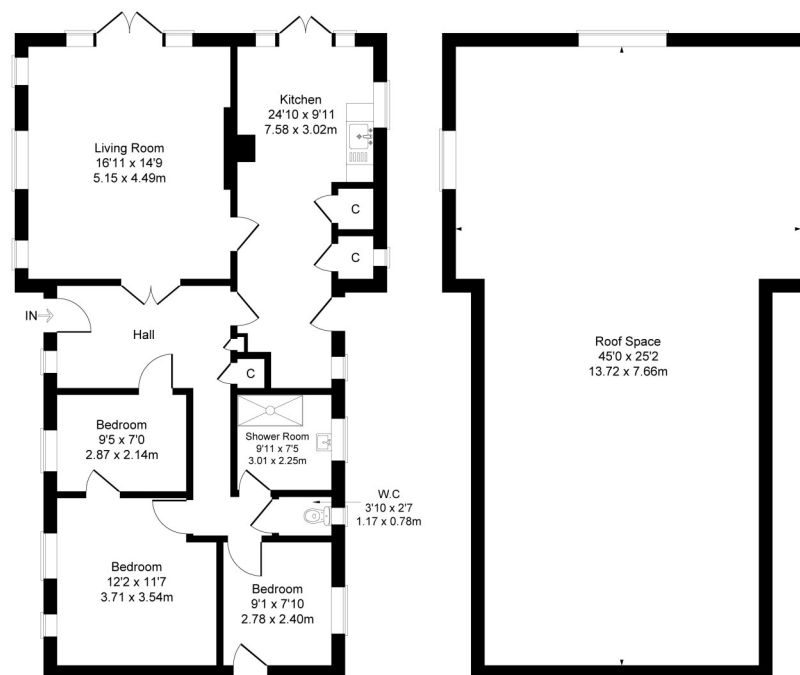
Mistle Bourne is offered for sale with no onward chain and immediate vacant possession.







Mistle Bourne The Avenue  
Porton SP4 0NT  
Approximate Gross Internal Area  
1976 sq ft - 184 sq m



Ground Floor

Roof

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

**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E - £3,231.99 for year 2025/2026 . All mains services connected. Mains Drainage.

**DIRECTIONS:** From the cathedral city of Salisbury proceed towards Amesbury along the A345 taking the third exit at the park and ride roundabout onto the Portway. Follow the road to the next roundabout and take the second exit (still following the Portway). At the second set of traffic lights (with Westover Land Rover of Salisbury on the right hand side) follow the road all the way into Porton. Proceed through the village staying on the A338 (Tidworth Road) to the end of the village and Mistle Bourne can be found on the right hand side clearly identified by the BAXTERS For Sale Board.

**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: 10769.