

10 Bemerton Farm, Lower Road, Salisbury, Wiltshire SP2 9NA

A beautifully presented three bedroom home with open countryside views, set within the attractive communal gardens of Bemerton Farm, an exclusive development for the over 55s on the edge of historic Salisbury.

Cognatum PROPERTY

- Entrance Hall
- Downstairs WC
- Sitting Room
- Dining Room
- Kitchen
- Master Bedroom with Ensuite
- Two further bedrooms
- Bathroom
- Garage
- Patio Garden
- 125 year lease from 2001
- No Ground Rent
- 55+ Age Covenant

The Property

10 Bemerton Farm enjoys a peaceful position towards the rear of the development, with open views towards a landscaped golf course. An archway framed by climbing plants creates a welcoming approach to this beautifully presented three-bedroom home.

The entrance hall leads to a bright sitting room, with windows on two sides and French doors opening onto a terrace overlooking the large gardens. There is a feature fireplace along with glass double doors which connect to the separate dining room.

The well-appointed kitchen features wooden Shaker-style units, integrated appliances and a breakfast bar. Two windows overlook the countryside and the development's distinctive dovecote. A downstairs cloakroom provides space for a washing machine and useful storage.
Upstairs, the master bedroom benefits from fitted wardrobes and an en-suite shower room. There are two further bedrooms and a family bathroom.

A garage is situated in a nearby block, with visitor parking within the development. Residents enjoy extensive communal grounds, including a picturesque walled garden and frontage onto the River Nadder.

Guide Price £495,000 (Leasehold)

Directions to Bemerton Farm

From the Churchill Way roundabout, at its junction with the A360 (Devizes Road) to the west of Salisbury, take the A36 (Wilton Road) to Wilton. After about a mile, immediately after crossing Skew Bridge, turn left into Church Lane.

At the junction with Lower Road, by St Andrew's Church, turn right, pass the primary school on your left and St John's Place (ex church) on your right and the entrance to Bemerton Farm will be found in a short distance on your right, after the traffic pinch point.

Please Note: Upon resale of the property, Cognatum Estates management company charge 1% of sale price plus

For viewings please call the Estate Manager on 01722 334043 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



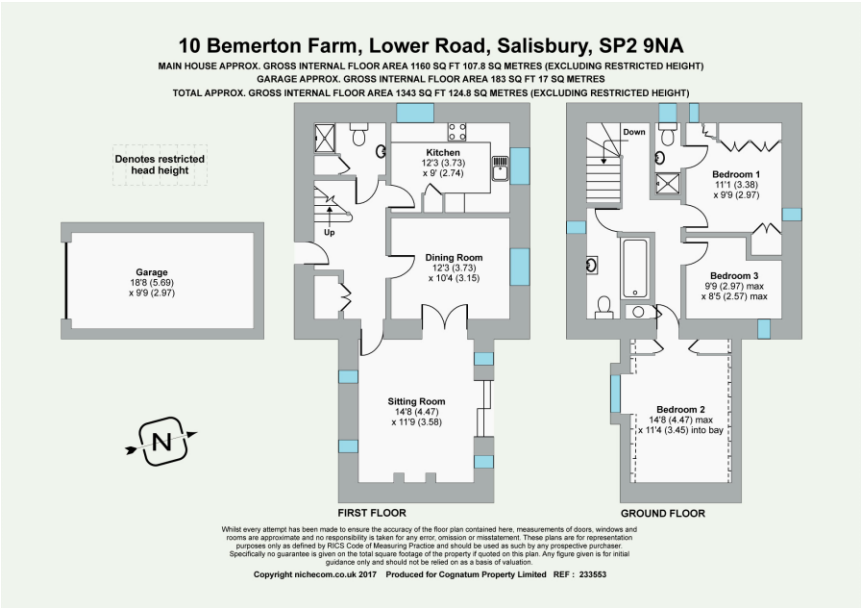
Bedroom 1



Bedroom 2



Bathroom





Garden

Approximate Gross Internals: 107m² / 1160ft² **Service Charge: £9,388 pa** **Energy Performance Rating: F** **Council Tax Band: F**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Bemerton Farm

Bemerton Farm is converted from the model farm built for the Dowager Countess of Pembroke in 1863. The buildings were designed to be beautiful as well as useful. There is an enclosed courtyard of stone cottages, a farmhouse and gatehouse, a lovely circular dovecote and even a WWII pill box. A nine-hole golf course runs partly around the estate and across the road is a private walled garden on the River Nadder, with open countryside beyond.

Bemerton is a quaint yet vibrant village with a lively social scene, including film nights and a local history group. It has a beautiful small church, St Andrews, a Co-Op and fish & chip diner. In contrast to village life, just to the East is the cathedral city of Salisbury with excellent shops, an acclaimed theatre, a cinema and many fine pubs and restaurants. To the West is the market town of Wilton, the ancestral seat of the Earls of Pembroke, with a variety of independent shops and cafés (including a bakery, gift store and antique shop), a wonderful garden centre and outlet shopping village. The beautiful scenery of the New Forest National Park is also easily accessible.

Cognatum Estates Limited maintains, repairs and insures all the buildings, arranges the window cleaning and refuse collection and tends to the gardens and grounds. There is a personal alarm system in each property and the Estate Manager is able to provide support and a helping hand when needed. The cost of providing the services is shared equally between all properties.





Salisbury Town Centre



Salisbury Cathedral



Stonehenge

Services and Amenities at a Glance

16 PROPERTIES BUILT 2003

RESIDENT ESTATE MANAGER

GARDENER

3.5 Acres

RIVERSIDE GARDEN

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Cognatum PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

The Property Ombudsman