

Meadow View, SP4
Approximate Gross Internal Area = 68.6 sq m / 739 sq ft



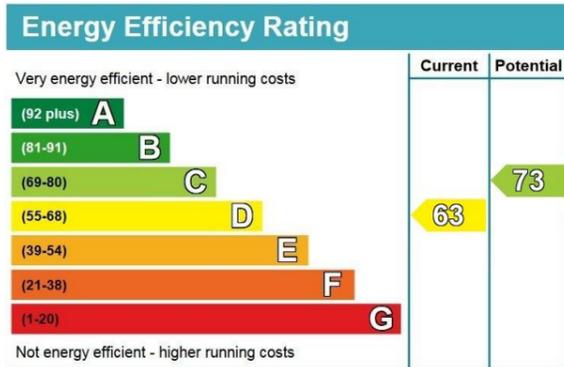
Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Meadow View, Haxton

Offers Over £350,000 Freehold



- **Extended Link-Detached Bungalow**
- **Entrance Hallway**
- **Modern Kitchen/Dining Room**
- **Two Further Bedrooms**
- **Generous Driveway Parking**
- **Village Location**
- **Living Room**
- **Master Bedroom Suite**
- **Bespoke Newly Fitted Bathroom**
- **Practical Low-Maintenance Garden**

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



Extended and enhanced to a high standard during recent years, this link-detached, three-bedroomed bungalow has a village location with proximity to numerous local amenities along with open countryside literally on the doorstep. Very well presented throughout, the accommodation comprises an entrance hallway, a cosy living room complete with a wood-burning stove, a modern, contemporary kitchen/dining room, a master bedroom suite, two further bedrooms and a bespoke, recently fitted bathroom. The property further benefits from its outside space with a generous driveway to the front along with a practical, low-maintenance garden to the rear. Viewing this property is highly recommended to fully appreciate what it has to offer.

Haxton is a small village located in the county of Wiltshire on the eastern edge of Salisbury Plain. Nestled in the Avon valley, the village is known for its picturesque countryside, historic buildings, and friendly community, making it a popular destination for tourists and outdoor enthusiasts alike. The village itself, along with neighbouring Netheravon on the opposite side of the River Avon, benefits from local amenities, including a convenience store, a post office, a primary school which has maintained a "good" Ofsted rating, a public house, a community hall, a microbrewery and a garage. The location has excellent transport links with proximity to the A303 and also rail links with Grateley mainline station eight miles to the south-east, serving London Waterloo in just over an hour. Pewsey mainline station has links direct to Paddington in exactly an hour.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

