



**Connells**

Rohan Upper Backway  
Shrewton Salisbury



## Property Description

Located in the picturesque village of Shrewton with its ease of access to the A303, this non-estate detached bungalow features three bedrooms, a 9' x 8' 7" study, 16' kitchen/dining room and 12'x11' conservatory. There are also panoramic views to the rear.

### Entrance Hall

### Cloakroom

Comprising a wash hand basin and WC.

### Lounge

15' 5" x 12' max ( 4.70m x 3.66m max )  
French doors to conservatory, pebble fireplace.

### Kitchen/ Dining Room

16' 8" x 9' 2" ( 5.08m x 2.79m )  
Comprising a single drainer sink unit, range of wall and base units, fitted oven with concealed hood over, space for washing machine, space for dishwasher, further appliance space, peninsular unit, well defined dining area, door to garden.

### Conservatory

12' 4" max x 11' 2" max ( 3.76m max x 3.40m max )  
A large useable conservatory with far reaching views to the rear and French doors to the garden.

### Study/ Bedroom Two

9' x 8' 7" ( 2.74m x 2.62m )

Currently partially open to the hall but could be easily sealed off, rear aspect, fitted cupboards.

### Bedroom One

12' x 10' 6" ( 3.66m x 3.20m )

Front aspect.

### Bedroom Three

8' 6" x 7' 7" ( 2.59m x 2.31m )

Front aspect

### Bedroom Four

8' 6" x 6' 9" ( 2.59m x 2.06m )

Side aspect

### Stylish Bathroom

Comprising a freestanding bath, wash hand basin set on vanity unit, WC

### Outside

### Rear Garden

Offering outstanding elevated views towards hills and the Church, this mature garden is mainly laid to lawn with mature borders. There is also a useful covered area to one side.

### Garage

Approached by a double width herringbone block paved driveway.









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EPC Rating: D    Council Tax  
 Band: D

Tenure: Freehold

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