



SAMWAYS, GREAT WISHFORD, SALISBURY SP2 0NU

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BAXTERS
PROPERTY & LAND AGENTS



SAMWAYS, GREAT WISHFORD, SALISBURY SP2 0NU

PRICE GUIDE: £525,000

Here we have Samways, a smart detached bungalow set in a large private garden in the hugely popular Wiltshire village of Great Wishford. The property has recently undergone a serious makeover and is now offered for sale with no onward chain and vacant possession.

The accommodation is surprisingly spacious with almost 1200sqft of internal space comprising of a large entrance porch leading in to the hall. There are two double bedrooms, an ensuite shower room to bedroom 1 and a family bathroom; both are newly fitted with white suites. A real feature of this fine bungalow is the living space which is entirely open plan with three defined areas; there is a superb farmhouse style kitchen with woodblock worksurfaces, double butler sink, a large island unit with inset hob and suspended, concealed, extractor and contemporary lighting.



The living area has a working fireplace with a newly installed log burning stove and the garden room/dining area has patio doors leading out to the garden. In addition, there is a large utility room off the kitchen and, a converted detached outbuilding (with a full ensuite shower room) which could work very well as a studio, home office, or perhaps an Air b n b . The property is fully double glazed and centrally heated via an LPG gas fired boiler to radiators.

Samways is approached from the village road via a five bar gated drive with parking for several cars. There is a covered car port attached to the property through which access is gained to the outbuilding/annexe and the boiler room/store. The front garden is laid mainly to lawn with a mature boundary hedge and fence. The rear garden is an excellent size, east facing, mainly laid to lawn and fully enclosed. There is also a greenhouse, timber garden shed and LPG bottle storage area.

LOCATION: Great Wishford is a village and civil parish in the beautiful Wylye Valley in Wiltshire about 3.5 miles north of Wilton and approximately 6 miles northwest of Salisbury. Amenities in the village include a primary school, St Giles' Church and The Royal Oak public house. The village is known for Oak Apple Day which marks an ancient decree allowing residents to collect wood from Grovely Woods. Nearby Wilton offers a good range of local shops, a weekly market and medical facilities whilst the historic cathedral city of Salisbury has extensive shopping facilities, restaurants, a twice weekly market, theatre, arts centre, cinema, hospital and a variety of leisure and recreational facilities in the area. There are plenty of state and private schools including South Wiltshire Grammar School and Bishops Wordsworth in Salisbury. The A303/M3 lies a few miles to the north bringing the M3/M25 within easy commuting distance whilst Salisbury benefits from its own mainline railway station serving London Waterloo (journey time approx. 90 minutes).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		40
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Samways Great Wishford
Salisbury SP2 0NU
Approximate Gross Internal Area
1172 sq ft - 109 sq m

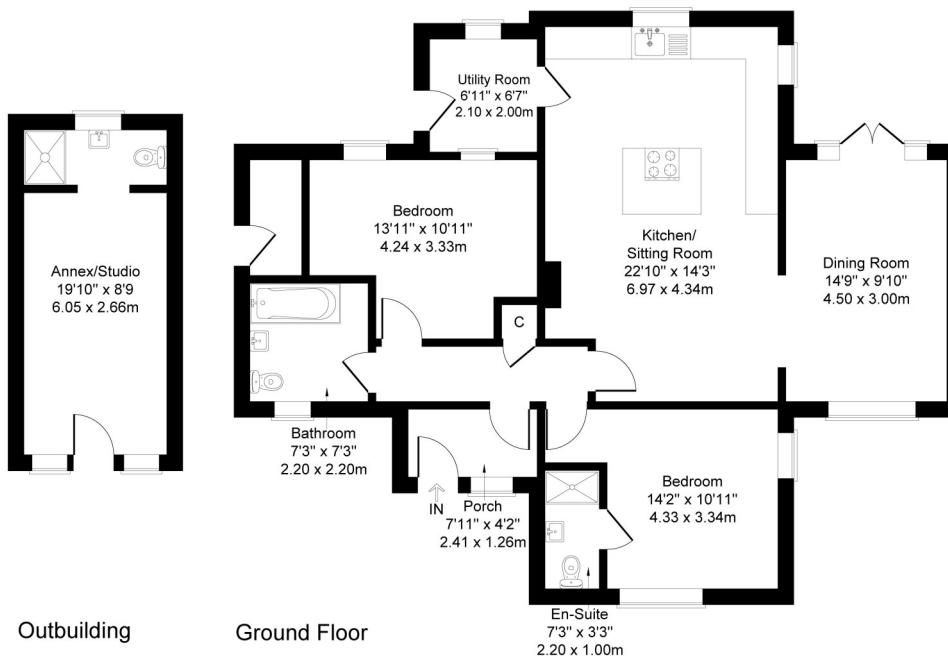


Illustration for identification purposes only, measurements are approximate, not to scale.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D: £2,299.56 for year 2025/2026 . All mains services connected. Mains Drainage. LPG Heating . Fully double glazed.

DIRECTIONS: From the cathedral city of Salisbury proceed in a westerly direction following the A36 through the village of South Newton and on to the next village (Stoford); turn left signposted Great Wishford, continue over the bridge into West Street and turn left immediately before the church into South Street. The property can be found at the end of the road on the left hand side clearly identified by the BAXTERS For Sale sign.

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: 10808.