





Bramcote, Hillside Road, South Newton, SP2 0QZ

What 3 Words: /// ///plant.chum.sheepish



Key Features

- 1/3 Acre Plot
- Detached Bungalow in Need of Modernisation
- Sitting Room & Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom
- Garage and Outbuildings

Tenure: Freehold | EPC Rating: Awaited | Council Tax Band: D |

Services: Mains Electricity, Water & Sewage. Oil Fired Central Heating.

Location

The popular village of South Newton lies approximately two miles north-west of Wilton and around five miles from the cathedral city of Salisbury. Surrounded by attractive Wiltshire countryside and the nearby River Wylde valley, the village offers a peaceful rural setting whilst remaining exceptionally convenient for everyday amenities and commuting.

Nearby Wilton provides a range of day-to-day facilities including shops, cafés, public houses, healthcare services and the popular 'Wilton Village', offering a variety of retail outlets and leisure opportunities. The nearby city of Salisbury offers an extensive range of shopping, cultural and recreational facilities including a vibrant city centre, restaurants, cafés, theatres, a twice-weekly charter market and the renowned Salisbury Cathedral.

The mainline station at Salisbury connects to London Waterloo and Exeter.

Inside the Home

Occupying a wonderfully private position within a small cul-de-sac in village of South Newton, Bramcote is a detached three-bedroom bungalow standing on a generous plot of approximately one-third of an acre and enjoying plenty of privacy. The property benefits from a peaceful setting with no passing traffic directly in front. The front garden provides ample parking and access to a garage, while the impressive rear garden offers a high degree of privacy, extensive outdoor space and potential for further enhancement, subject to any necessary consents.

Internally, the accommodation offers excellent proportions throughout and currently comprises an entrance hall, sitting room, dining room, kitchen/breakfast room, family bathroom and three double bedrooms. In addition, there are useful outbuildings and a detached garage. While the property would now benefit from a programme of modernisation and refurbishment, it presents an exciting opportunity for purchasers to create a superb home tailored to their own tastes and requirements. Given the size of the plot, there may also be scope for extension, redevelopment or other forms of development, subject to the necessary planning permissions and consents

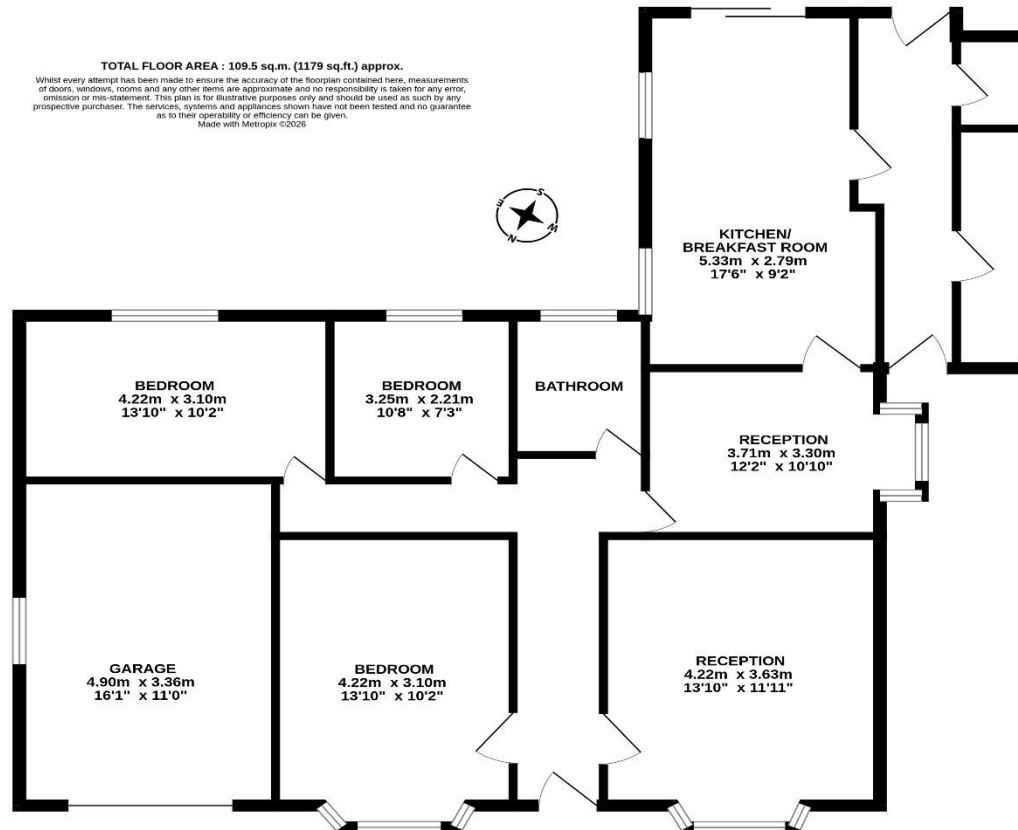
Outside Space

A particular feature of Bramcote is its exceptional plot, extending to approximately one-third of an acre and providing an abundance of outdoor space, privacy and potential. To the front, the property is set well back from the road behind an attractive garden and generous driveway parking. The plot is undoubtedly one of Bramcote's most impressive attributes.

With a beautifully established rear garden over many years, it offers a delightful variety of mature planting including flowering borders, rose beds, ornamental shrubs, vegetable patches and a selection of fruit trees. Enclosed by mature hedging and fencing, the garden provides a high degree of privacy and creates a wonderful environment for gardening enthusiasts, families and those seeking a peaceful outdoor retreat. In addition, there are a number of outbuildings located within the grounds which may now benefit from refurbishment or replacement, subject to individual requirements.

The size and nature of the plot present a rare opportunity in today's market, offering considerable scope for further landscaping, extension or redevelopment potential, subject to obtaining any necessary planning permissions and consents.

GROUND FLOOR
109.5 sq.m. (1179 sq.ft.) approx.



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