

Fox Grant



201 EAST GOMELDON ROAD, GOMELDON, SALISBURY

Wonderfully presented smallholding with 3-4 bedroom chalet bungalow, stable block in all about 2 ¼ acres, in a sought after location.

SITUATION

Salisbury 5.9 miles Amesbury 5.6 miles

Mainline Trains: Salisbury to London Waterloo 1hr 30minutes

International Airports: Southampton 28 miles

The property:

- Entrance lobby
 - Entrance hall
 - Sitting room
 - Dining room
 - Kitchen
 - Study/Bedroom 4
 - Snug/Bedroom 2
 - Ground floor bedroom 3
 - Ground floor bath/shower room
 - Boot room, with access to useful loft space
 - First floor main bedroom with rural views
 - First floor shower room
- EXTERNAL**
- Lots of parking
 - Good sized garden
 - Two sheds with power
 - stable block with three stables, hay store and open store
 - Two paddocks
 - In all about 2 ¼ acres

The vendors have been in contact with a planning expert to discuss the potential uses of the stable block, including conversion to Airbnb, holiday let, home gym, office, residential annexe for family member or carer. Please ask the agents for details. 201 East Gomeldon Road is a detached chalet bungalow, situated in a sought after location, with farmland opposite and paddocks behind. Set in approximately two ¼ acres, there is a solid stable block of three stables, open barn and hay store. A viewing is essential to appreciate the size and layout of this lovely home, in a fabulous setting.

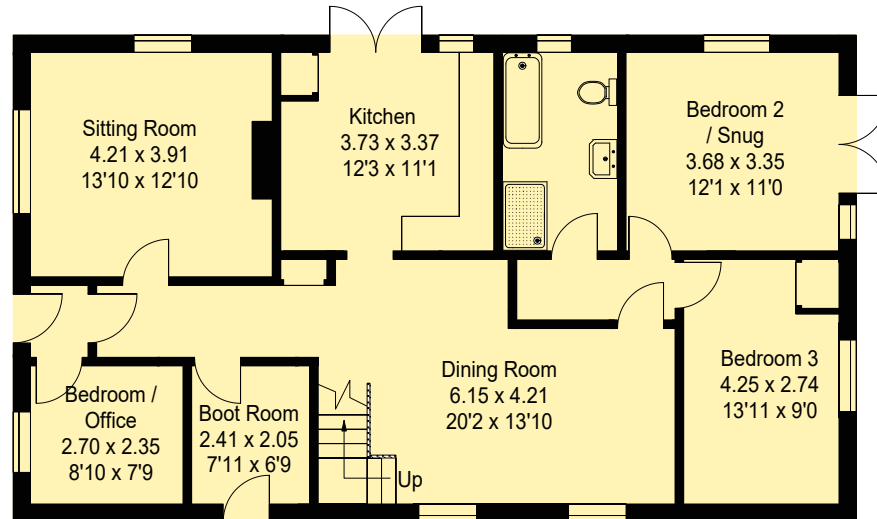
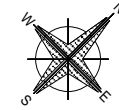
Education The area is well positioned for public and private schooling with an excellent range of schools in the Salisbury area including Bishop Wordsworth and South Wilts Grammar Schools, plus a host of private schools including: Godolphin, Chafyn Grove with Dauntsey's and Warminster to the west. Nearby schools can be found in Winterbourne, Porton and Winterslow. East Gomeldon has its own primary, Gomeldon Primary School. Further details for independents can be obtained from isc.co.uk or via www.wiltshire.gov.uk/schoolslearning.

Local Sporting & Recreational There is a rural bus service to Salisbury and broadband available in the village. Locally situated is a farm shop to the North at Cholderton with a more comprehensive range of shopping and recreational facilities available in Salisbury. There is racing at Salisbury Racecourse, golf at Salisbury South Wilts Golf Club, and Salisbury Tennis Club is nearby. Salisbury also has a number of gyms, including Parkwood Health & Fitness Club. Cub and Scouts groups can be found in Winterbourne and Porton, Churches are located in the nearby towns of Winterbourne, Porton, Idminton. The bus stop located just a short walk down East Gomeldon Road feeds to all the local secondary schools. This area is renowned for its fishing on the River Avon, Test and outlying chalk streams. There are plentiful of walking, cycling routes and bridleways which can be enjoyed nearby including Figsbury Ring which is looked after by the National Trust. See www.Wiltshire.gov.uk for further information.

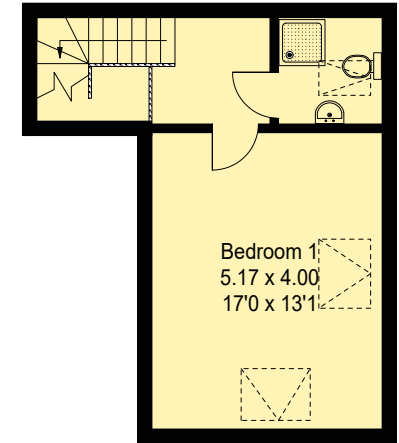
201 East Gomeldon Road, Gomeldon, Salisbury SP4 6NA

Approximate Gross Internal Area :- 143 sq m / 1534 sq ft

--- = Reduced headroom below 1.5 m / 5'0



Ground Floor



First Floor

PRODUCED FOR FOX GRANT 2026

This illustration is for identification purposes only.
Not drawn to scale, unless stated.



AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Local Authority Wiltshire Council Tel: 0300 456 0100

Council Tax Band Band D

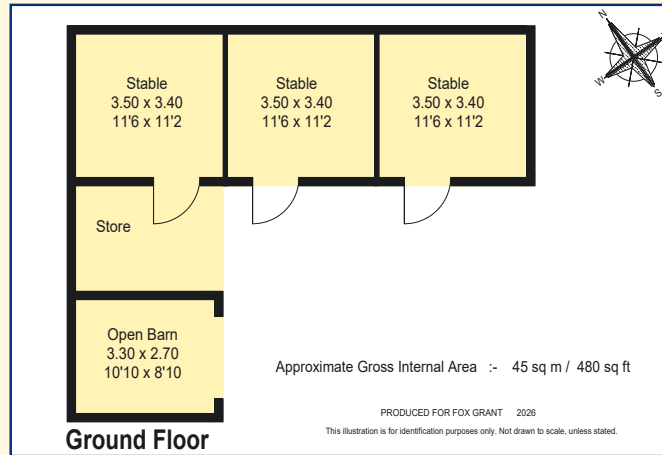
Energy Performance Certificate Band C

Services Mains water, mains electricity, mains gas, private drainage via septic tank.

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Tenure Vacant possession.

Particulars Prepared by Rupert Langstaff April 2026



VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact **Rupert Langstaff** for further details at rupert@foxgrant.com



Rupert Langstaff



FoxGrant

**201 East Gomeldon Road
SP4 6NA**

DIRECTIONS

Postcode: **SP4 6NA**

Leave Salisbury via Castle Road A345, Proceed in a northerly direction. Pass Hudsons field and Old Sarum monument on your left. At the Beehive roundabout, take the 3rd exit and at the next roundabout take the second exit onto The Portway, continue to next round about and take the 3rd exit onto A338, then next left onto Gomeldon Road, continue up the hill and just before the school, turn right into East Gomeldon Road, drop down the hill, pass under the railway bridge and continue on where 201 will be located further on the left hand side after approximately 0.7 of a mile.

foxgrant.com

**TOURISM
& LEISURE**

**FARMS, LAND &
SMALLHOLDINGS**

TRUSTPILOT
★★★★★

**EQUESTRIAN
SPECIALISTS**

**COUNTRY
& VILLAGE**