



1 GREEN LANE CLOSE, FORD, SALISBURY SP4 6DQ

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BAXTERS
PROPERTY & LAND AGENTS



1 GREEN LANE CLOSE, FORD, SALISBURY SP4 6DQ
PRICE GUIDE: £535,000

Located on the very edge of the popular village of Ford is Green Lane Close; a quiet residential cul de sac of only 6 detached bungalows. No 1 is located on the left as you enter and sits centrally within a large mature plot extending to about a fifth of an acre.

The bungalow has undergone a programme of extension, updating and general improvement by the current owner resulting in a spacious, unique layout amounting to a little under 1300sqft of internal floor space.



The accommodation comprises of a large welcoming reception hall, a generous triple aspect living/dining room with free standing Stovax log burning stove and a lovely picture window with far reaching views, a remodelled and refitted kitchen, utility room, cloakroom, two double bedrooms and a refitted family bathroom. In addition, there is a truly impressive second reception room, designed specifically for use as a studio, with a vaulted ceiling, a free standing Stovax free standing log burner and roof lights; with a minimal effort this space could be converted for use as the main bedroom. The property is light and airy, fully double glazed and centrally heated via an air source heat pump.

The bungalow is partially screened by numerous mature trees and shrubs yet still has the benefit of far reaching countryside views. The front garden is laid to lawn with shrubs and flower beds. The drive leads in from the close and sweeps around to the front of the property with adequate parking. The rear garden is a good size, fully enclosed and private. There is a large patio/terrace extending across the rear of the bungalow with steps leading up to a lawn bordered by mature shrubs.

LOCATION: The semi rural settlement of Ford is located a short distance from Salisbury on the north eastern edge and is easily accessible from the A30, A338 and the A345. The neighbouring hamlet of Hurdcott boasts a hugely popular Inn, the Black Horse, which is within walking distance of Ford. There is also a number of attractive country walks surrounding the village. Other amenities include a village shop/Post Office, the Winterbourne Arms and a Grade I listed church, all located in the neighbouring Winterbournes. The historic cathedral city of Salisbury offers a comprehensive range of recreational amenities, shopping facilities including a market each Tuesday and Saturday and a wide range of schooling, both state and private including two grammar schools and a college of further education. Salisbury has a mainline railway station stopping at nearby Grateley serving London, Waterloo and the West Country. Access to the M3 and M25 is easily obtained via the A303 to the north east and to Southampton via the A36/M27 to the south.



Green Lane Close

Approximate Gross Internal Area
1257 sq ft - 117 sq m

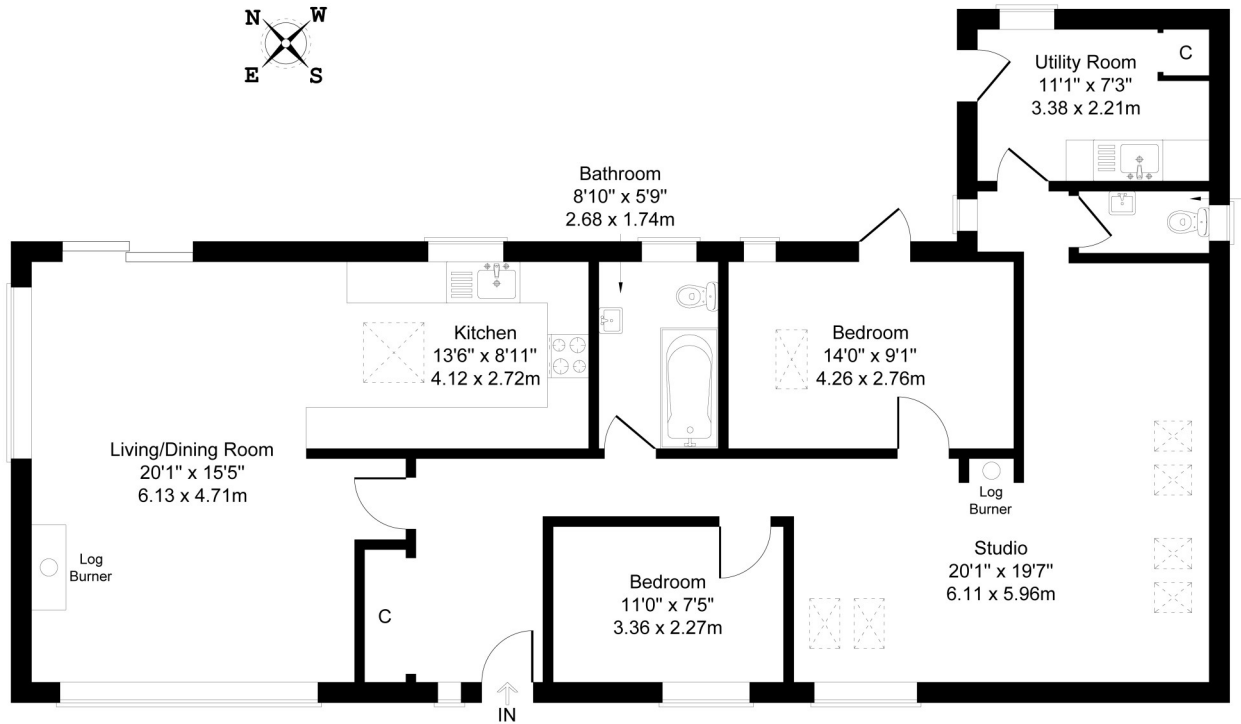


Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E: £3,037.01 for year 2026/2027. All mains services connected. Private Drainage. Air Source Heat Pump. Fully double glazed.

DIRECTIONS: From the city of Salisbury proceed along the A30 passing the BP/Marks and Spencer's garage on your left hand side. Proceed straight over the mini roundabout, with Parkwood Health and Fitness Club on your right, and follow the road to the next roundabout with the BMW garage on your right. Take the second exit, continue under the bridge and take the first exit left at the next mini roundabout. Almost immediately turn left signposted Ford, and proceed into the village, through the S bed, over the small bridge, through the pinchpoint and take the first turn on the right into Green Lane Close. Number 1 can be found on the left hand side as you enter.

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: 10828.

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 69 |
| (55-68) | D | | |
| (39-54) | E | 54 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |