

Rookery Nook Livery Road, Winterslow, Salisbury, Wiltshire, SP5 1RG

£550,000 Freehold

About The Property

The property is a detached bungalow which is in need of updating, lying in a plot of approximately a third of an acre with the potential for future building development, subject to planning permission.

The property occupies an elevated position at the rear of the plot, overlooking the garden. The accommodation comprises an entrance hallway, a sitting room with an exposed brick fireplace with a woodburner and double doors lead to a large conservatory which has brick and double glazed elevations and French doors leading in to the garden.

The dining room has an oil fired Rayburn and leads to the kitchen which has a range of units and integrated oven, grill and hob.

To the rear of the bungalow is a large utility area with a range of storage cupboards and a sink. There is also a cloakroom.

There are three bedrooms, two with fitted wardrobes and a bathroom. Benefits include oil fired heating and ample off road parking. In the garden there are a range of outbuildings including a large workshop/garage, measuring 5.8m x 4.9m, which has power and light.

The property offers the opportunity for improvement and extension to create a lovely rural property in a very private and quiet location.

There is also the potential to divide the plot for the construction of another dwelling, subject to planning permission being granted.

Rookery Nook lies off Livery Road in West Winterslow. The village itself offers a wide range of amenities including a good primary school, local shop, village hall, public house and good access onto the A30 London Road.

3 | 1 | 2 | 1491.80 sq ft

- Detached bungalow in need of updating
- Three bedrooms
- Two reception rooms
- Conservatory
- Large workshop
- Plot approaching a third of an acre
- Oil heating
- PVCu DG
- Development potential - possible plot
- No chain





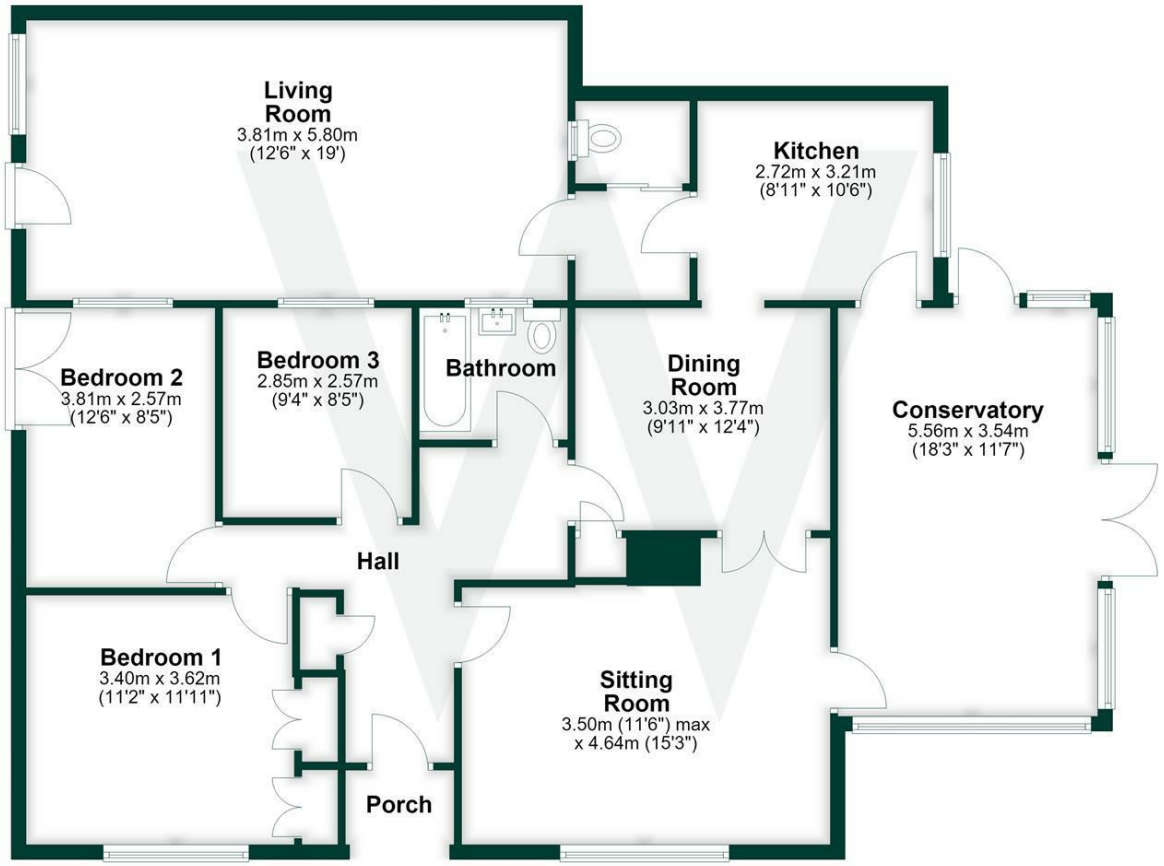








Ground Floor



Total area: approx. 138.6 sq. metres (1491.8 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: D - £2476.99 (2026/2027)

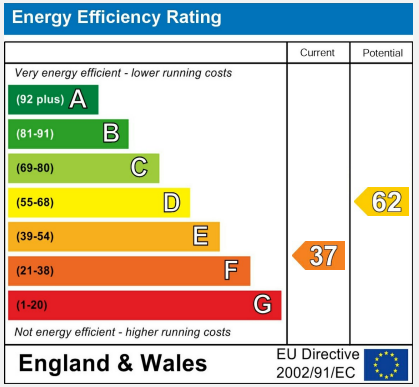
Tenure: Freehold

Services: Mains electricity, water and drainage.

Heating: Oil central heating with radiators

Directions: From Salisbury, take the A30, turning right at the top of the hill through Firsdown. Carry on into West Winterslow which leads into Livery Road. Pass Weston Lane on the left hand side and take the next right turn. The property can be found on the right hand side.

What3words:///evening.sigh.parading



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