ROSE FARM BUNGALOW,
HURDCOTT, WINTERBOURNE EARLS, SALISBURY SP4 6HR

01722 238711

BAXTERS
PROPERTY & LAND AGENTS

ROSE FARM BUNGALOW, HURDCOTT, WINTERBOURNE EARLS, SALISBURY SP4 6HR
PRICE GUIDE: £430,000

Here we have Rose Farm Bungalow, a detached property which has been owned and occupied by the same family since its construction in 1960. The bungalow was originally built for use as a farm dwelling.

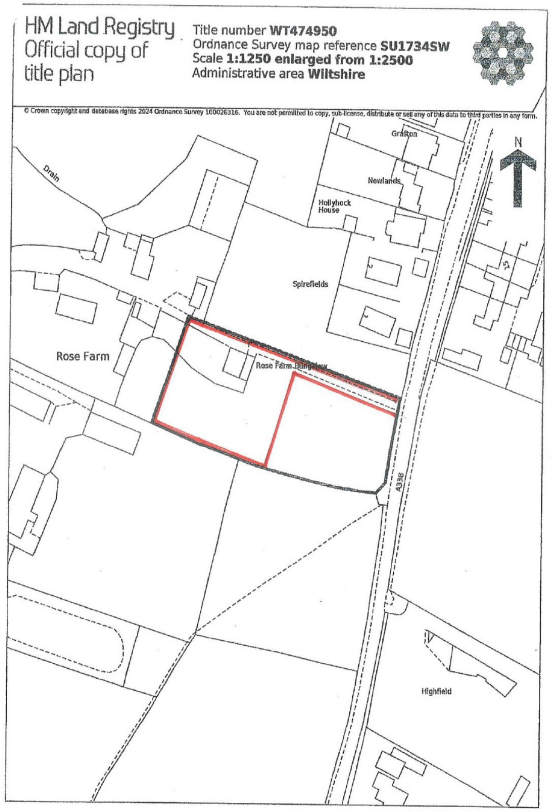
The accommodation comprises of a central entrance hall, double aspect sitting room with fireplace, kitchen/dining room, two bedrooms and a family bathroom. The windows are double glazed and the heating is provided by electric economy 7 storage units.

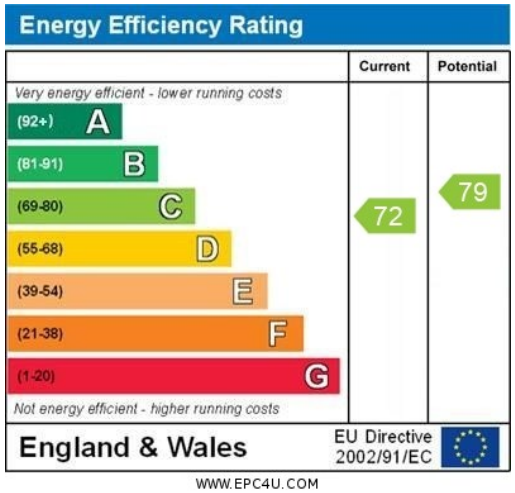
Clearly the bungalow offers immense potential for improvement and, subject to obtaining the necessary planning consent, could be extended to create a fabulous family home. The property enjoys a wonderful semi-rural setting on the edge of Winterbourne Earls with far reaching countryside views. The whole plot, including the drive, extends to a little over half an acre which is predominantly grassed. The extent of the plot is shown edged red on the attached plan.

Viewings are strictly by appointment with the selling agents, Baxters Property & Land Agents.

LOCATION: The parish of Winterbourne is located on the north eastern side of Salisbury city and comprises Winterbourne Dauntsey, Winterbourne Earls, Winterbourne Gunner and the hamlet of Hurdcott. Local amenities include St Michael's and All Angels church and also nearby a Grade I listed church of St Marys the Virgin, and a village pub, The Winterbourne Arms. The 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, 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.

DIRECTIONS: From the city of Salisbury proceed along the A30 and turn left at St Thomas's Bridge onto the A338. At the roundabout take the first exit across the bridge and then the second exit continuing on the A338. Proceed ahead and just before the sign for the village of Winterbourne Earls take the left hand turn and Rose Farm Bungalow can be found directly ahead.





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Approximate Gross Internal Area
741 sq ft - 69 sq m

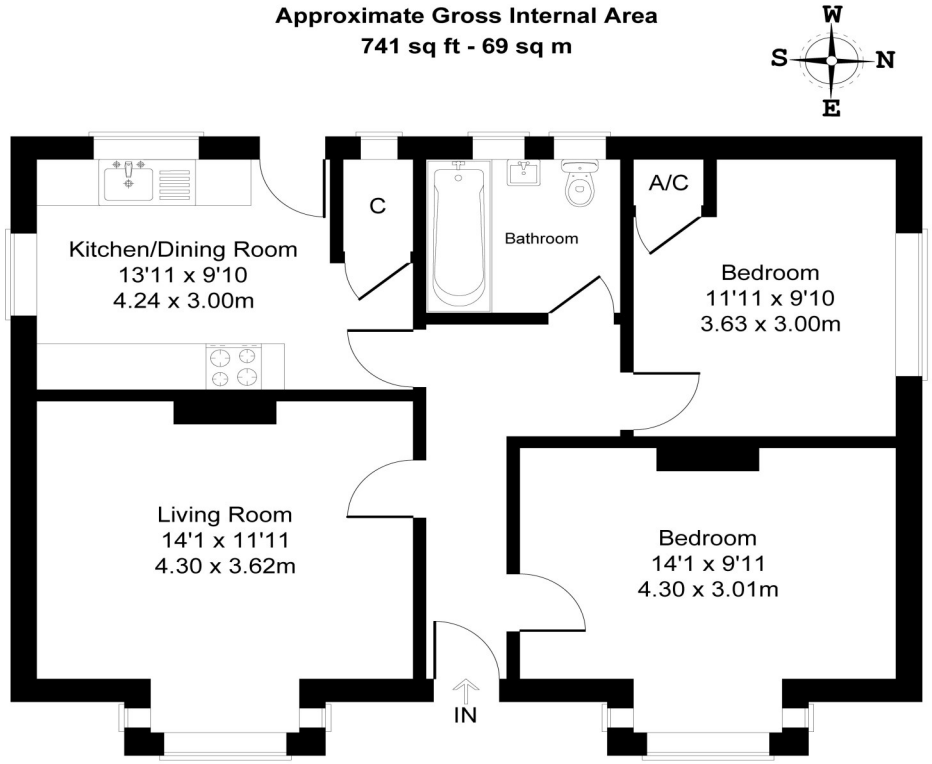

Illustration for identification purposes only, measurements are approximate, not to scale.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E : £2,971.83 for year 2026/2027.
All mains services connected. Mains Drainage. Electric Heating. Fully double glazed.

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: 10811.