

4 Green Lane Close
Ford





Detached four bedroom bungalow with wonderful countryside views, off road parking and an integral garage all set in the popular village of Ford.

4 Green Lane Close
Ford, Salisbury, SP4 6DQ

Guide Price:
£595,000



- Detached
- Four bedrooms
- Two bathrooms
- Beautiful countryside views
- Integral garage
- Off road parking
- Peaceful end of close position
- Separate sitting and dining room
- Solar panels
- Easy single storey living

The Property

Tucked away at the peaceful end of a small close and enjoying far-reaching countryside views, 4 Green Lane Close is a beautifully presented bungalow offering spacious and versatile single-storey living in the highly sought-after village of Ford. Thoughtfully updated throughout, the property combines comfort and practicality with quality features including a Jetmaster fireplace and solar panels helping to reduce running costs.

Convenient parking is positioned directly outside the property, providing access to the integral garage and welcoming front entrance.

The generous sitting room is bathed in natural light from large picture windows, one perfectly framing the stunning rural outlook across open pasture and surrounding wildlife. Adjoining the sitting room, the formal dining room also enjoys delightful views over both the garden and countryside beyond, creating an ideal space for entertaining.

The well-appointed kitchen is fitted with an excellent range of wall and base units and offers space for a breakfast table. A door opens onto the main garden and paved terrace, perfect for outdoor dining and relaxation. The kitchen also provides access to the fourth bedroom, which would equally make an excellent home office overlooking the front garden. A shower room and separate WC complete this part of the accommodation.

There are three further double bedrooms, a family bathroom and a useful utility room. The principal bedroom is particularly spacious, benefitting from fitted wardrobes and attractive garden views. An internal door from the hallway leads directly into the integral garage, adding further convenience to this well-designed home.

Services - Mains electric, and Solar Panels providing part of the electricity. Oil fired central heating and hot water. Sewage Treatment Plant for drainage. Ofcom suggests broadband speeds of up to 1000Mbps and that most major mobile networks have full connectivity in the area.

Tenure

Freehold

EPC Rating

C (75)

Outgoings

Council Tax Band: E

Size

1852 sq ft









Outside

4 Green Lane Close is sat relatively centrally within its circa 1/4 plot presenting a lovely private position. To the front of the property the drive leads up past a manicured lawned garden with maturing trees, shrubs and a well planted flower bed to a large integral single garage, the Eastern side of the plot has a well clipped hedgerow demarking the garden boundary, there is a strip of pasture land running up the boundary which is included in the sale, it was purchased to protect the hedge and garden from grazing livestock.

The rear garden is a particular feature, is laid mainly to lawn with well planted beds and maturing trees and has a paved entertaining area. The views are over open countryside to the East and give a wonderful rural feel.

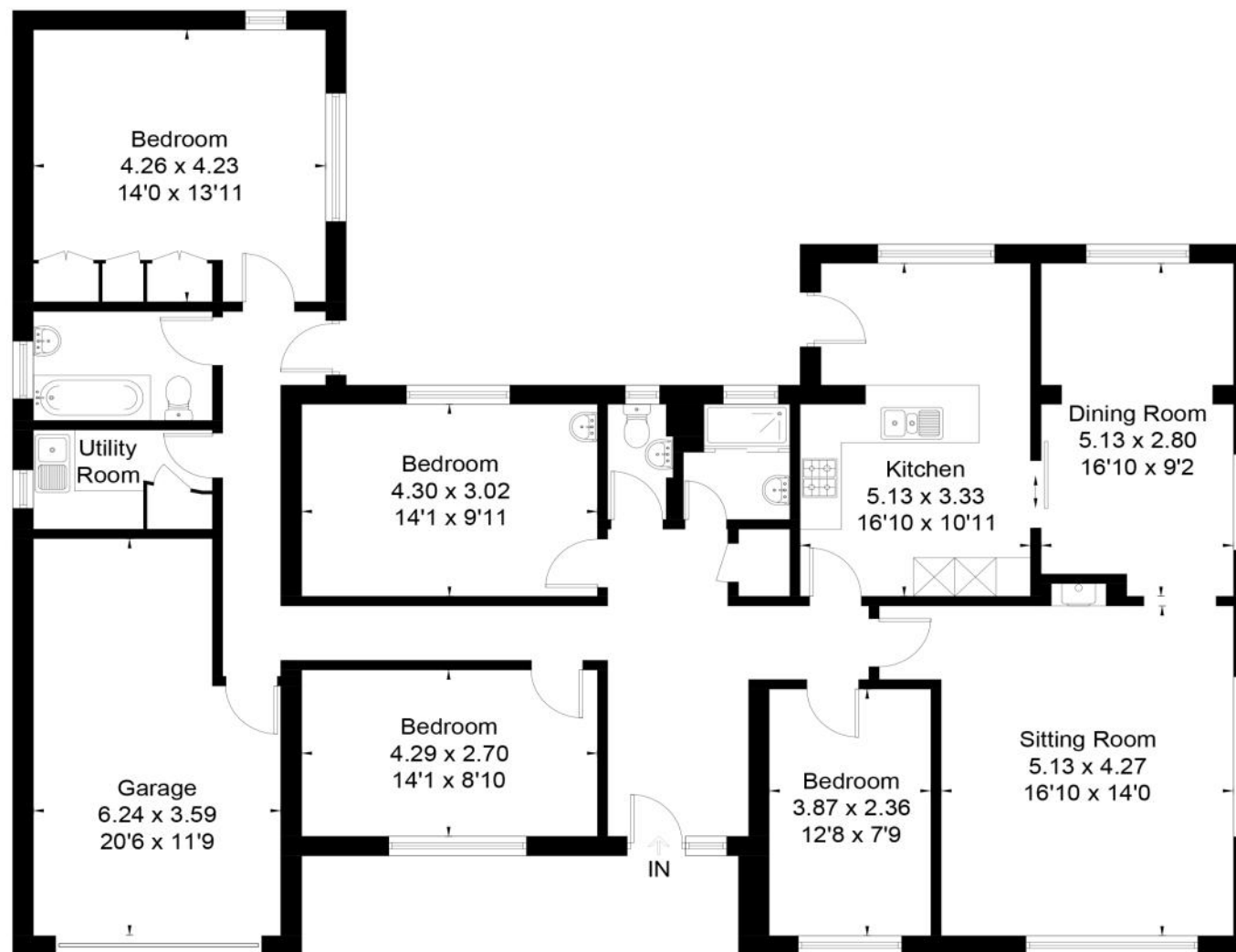
Location

Ford is a very popular village located approximately 2 miles north east of the cathedral city of Salisbury. It is conveniently located between Hurdcott, the Winterbournes and Laverstock. The catchment primary school is in Winterbourne Earls. Within nearby Laverstock there are three secondary schools and a primary school. Secondary school children may also attend one of the two grammar schools in Salisbury (subject to entrance requirements). All schools can be accessed by buses, which run through Ford. Laverstock also benefits from a public house, convenience store, two takeaways, and a church. The nearby Laverstock Downs and country park offer appealing countryside for walking and other pursuits.

Salisbury has an excellent, comprehensive range of shopping, educational, leisure and cultural facilities, as well as excellent road links to London, Southampton and Bournemouth, and a mainline station with trains to London Waterloo, journey time approximately 90 minutes. Salisbury also supports a well thought of Playhouse and twice weekly charter market.



Approximate Floor Area = 172.1 sq m / 1852 sq ft



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #79805

Disclaimer Notice

Myddelton & Major LLP and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, iii) 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 the necessary planning, Building Regulation or other consents, and any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



Call. 01722 337 575
Email. residential@myddeltonmajor.co.uk
Click. myddeltonmajor.co.uk
Visit. 49 High Street, Salisbury, Wiltshire, SP1 2PD

