

Hill View, Andover Road, Lopcombe, Salisbury, Wiltshire SP5 1BU



 Myddelton & Major.

We are proud to present

Hill View

Andover Road, Lopcombe, Salisbury, Wiltshire SP5 1BU

A detached recently renovated two-bedroom bungalow in the rural hamlet of Lopcombe, with a south facing garden and excellent additional garden buildings.

- Chain Free
- Excellent Road and Rail Links
- South Westerly Facing Garden
 - Recently Renovated
- Open-Plan Kitchen/Dining room
- Double Aspect Sitting Room
 - Refitted Bathroom
 - Two Bedrooms
- Garden Cabin and Home Office
- Large parking area with EV charging
 - Garage





The Property

Hill View has been thoughtfully improved by the current owners, creating a well-presented and comfortable home that still offers exciting potential for further extension, subject to the necessary planning consents.

The accommodation is both bright and versatile, beginning with a generous dual-aspect sitting room positioned at the front of the property. Filled with natural light, this welcoming space benefits from an attractive feature fireplace.

The kitchen/breakfast room is fitted with a comprehensive range of traditional wall and base units, complemented by built-in appliances and ample worktop space. The current owners have intentionally left the cabinetry unchanged, allowing a future purchaser the opportunity to personalise the kitchen to their own taste if desired. With windows to both the side and rear elevations and access to the utility room and conservatory, the room enjoys an abundance of natural light and also offers excellent potential for extension to the rear, subject to planning permission.

Leading directly from the kitchen, the conservatory provides an ideal dining and entertaining space. Featuring a panelled roof, tiled flooring and central heating, it can be enjoyed throughout the year. Double doors open onto the patio, creating a seamless connection with the garden beyond.

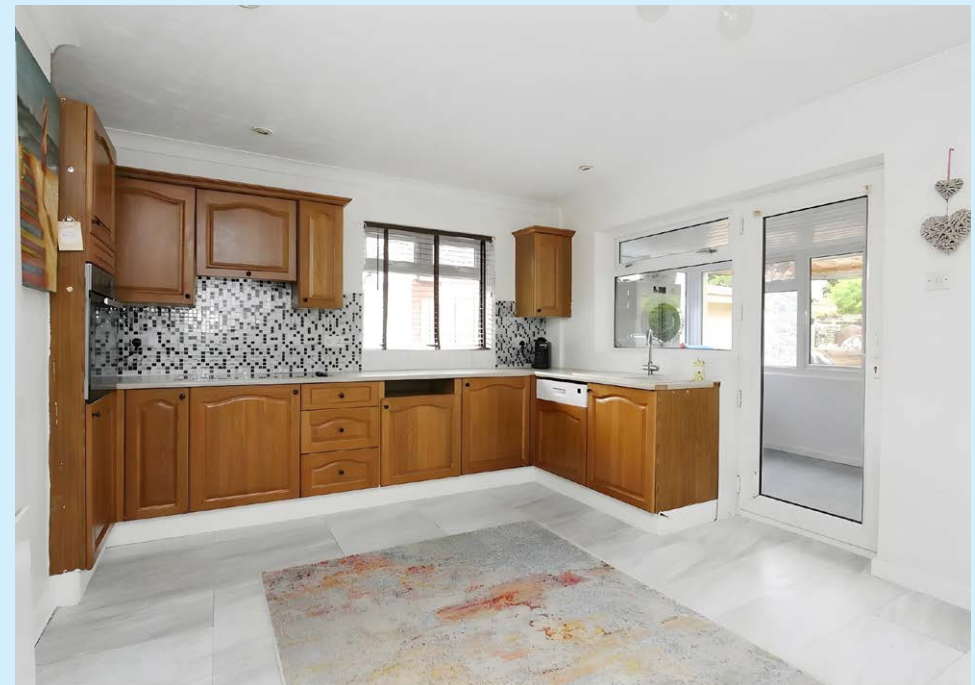
The utility room is conveniently positioned off the kitchen and benefits from its own external door, together with space and plumbing for laundry appliances.

Hill View offers two well-proportioned bedrooms, both enjoying dual-aspect windows that create bright and airy spaces. The principal bedroom is situated at the front of the property, while the second double bedroom overlooks the rear.

Completing the accommodation is a recently refitted bathroom, stylishly appointed with a bath and shower over, wash hand basin, WC, heated towel rail, useful storage cupboards and tiled flooring.

Location & Amenities

Hill View is tucked away along a private track in the rural hamlet of Lopcombe Corner, enjoying a peaceful countryside setting whilst remaining highly accessible. Ideally positioned approximately midway between Stockbridge and Salisbury, the property is also within easy reach of Andover, some 10 miles away. Excellent road connections provide convenient access to all three centres, while mainline railway stations at Gately, Andover and Salisbury offer direct services to London Waterloo, making the location well suited to commuters. There are also bus services to Salisbury.





A range of everyday amenities can be found in the surrounding villages of Broughton, Winterslow, Kentsboro and the Wallops, which together provide local shops, traditional public houses, post offices, schools, recreation grounds and churches. The area is renowned for its attractive countryside, excellent walking and riding opportunities, and strong sense of community, offering an appealing balance of rural living and modern convenience.

Outside

To the front of the property, a tarmac driveway provides off-road parking for two vehicles side-by-side and leads to the garage. An electric vehicle charging point has also been installed for added convenience. A small front garden, enclosed by a low-level wall with mature hedging above, adds to the property's attractive kerb appeal.

Gated side access leads through to the rear garden.

The generous south-westerly facing rear garden is a particular feature of the property, offering an excellent outdoor space for gardening, family life, entertaining or simply relaxing in the sun. Adjacent to the conservatory is a brick-paved patio, ideal for outdoor dining, with an expanse of lawn beyond. The garden is beautifully stocked with a variety of mature plants and shrubs, creating colour and interest throughout the seasons, while a pergola provides an additional sheltered seating area. The garden is also fenced making it very secure.

A superb addition to the property is the collection of garden cabins, which offer highly versatile accommodation to suit a range of lifestyles. Ideal as home offices, guest accommodation, hobby rooms, teenagers' retreats or a home gym, these well-insulated buildings benefit from power and provide valuable additional space separate from the main house.

Additional Information

Directions

Postcode: SP5 1BU

What3words: ///rollover.copy.ringside

Services

Mains electricity and water, private drainage to septic tank. Oil-fired central heating. Ofcom suggests broadband speeds of up to 49Mbps are available and that all major mobile networks should have good to variable coverage outside and good to variable inside.

Tenure

Freehold

Council Tax Band

D

EPC Rating

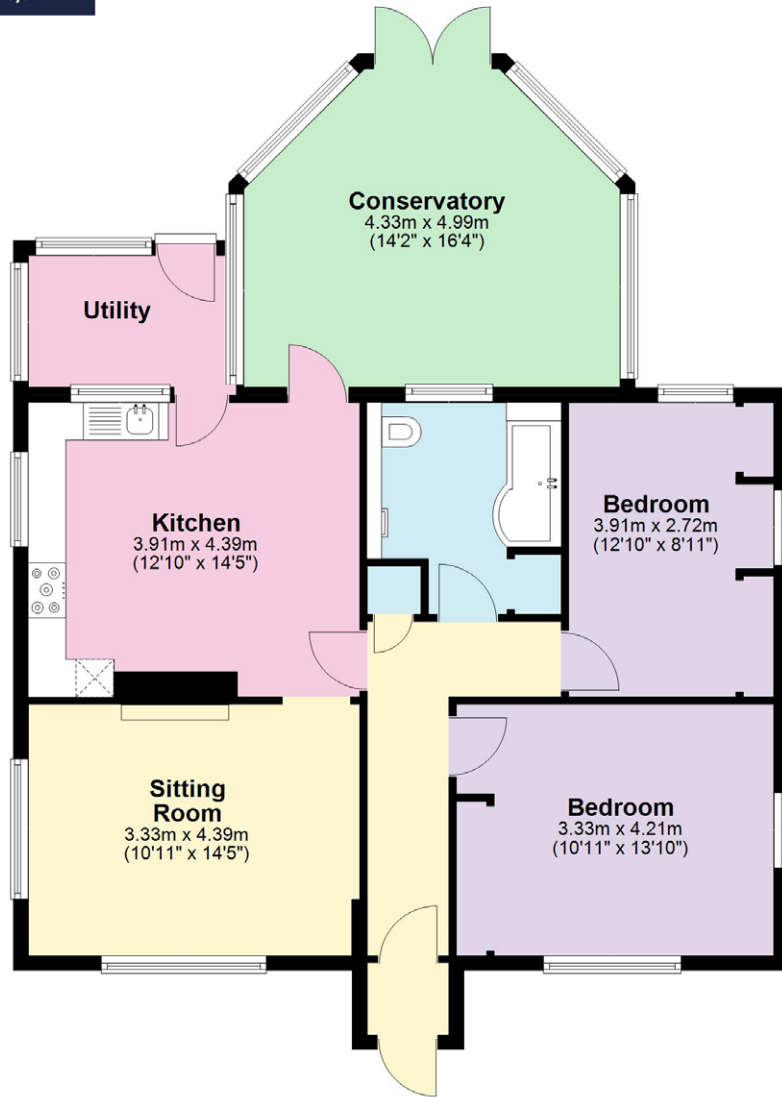
D (60)

Square Footage

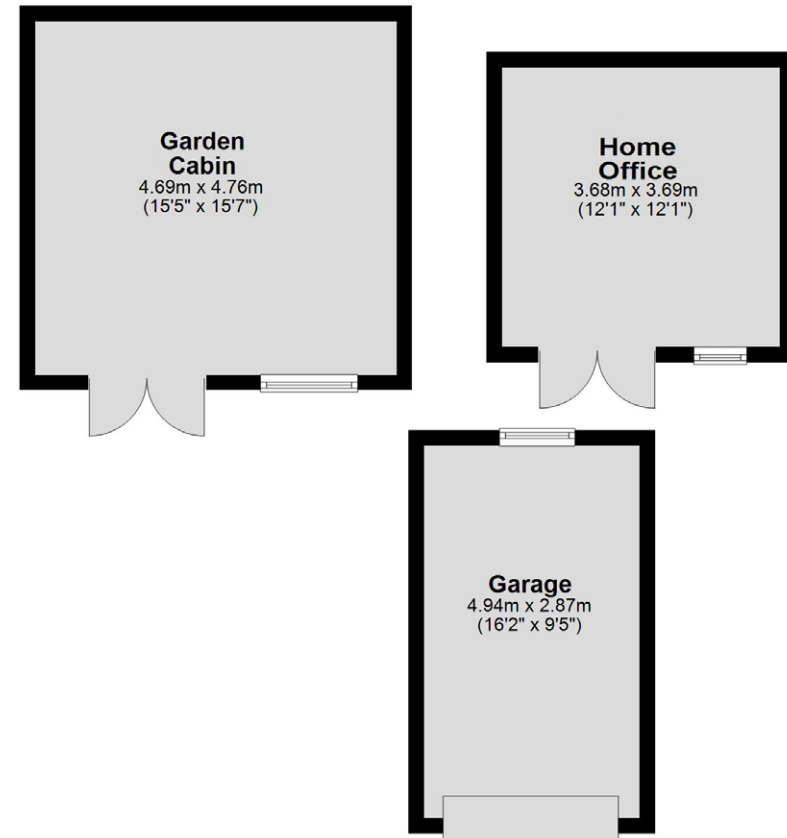
785 sq ft



Ground Floor



Outbuilding



Total area: approx. 148.9 sq. metres (1603.2 sq. feet)



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Contact

Call: 01722 337 575

Email: residential@myddeltonmajor.co.uk

Click: myddeltonmajor.co.uk

Visit: 49 High Street, Salisbury, SP1 2PD