

ROSE FARM BUNGALOW,
WINTERBOURNE EARLS, SALISBURY SP4 6HR

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BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE: £459,000

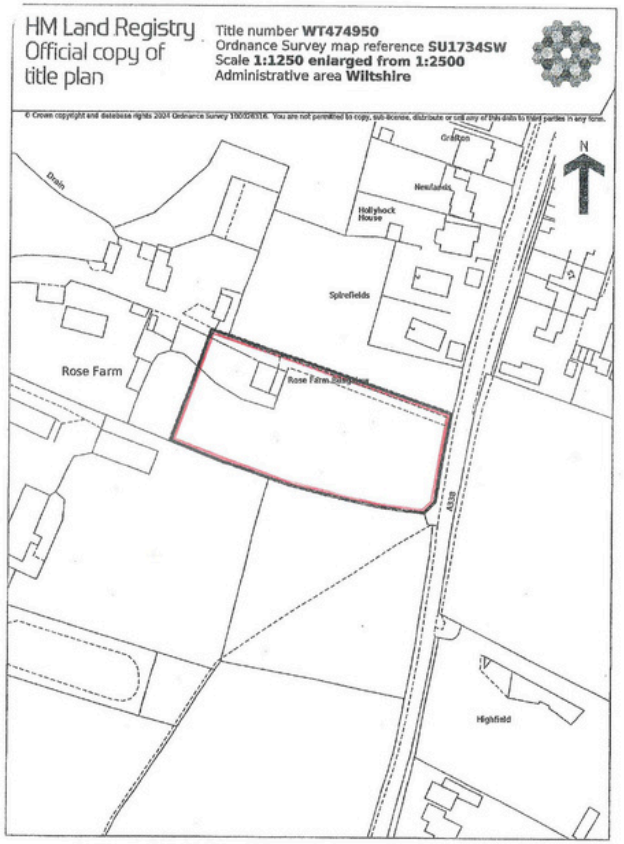
Here we have Rose Farm Bungalow, a detached property which has been owned and occupied by the same family since its construction in 1960.

The bungalow enjoys a lovely semi rural setting on the very edge of Winterbourne Earls with outstanding views over surrounding countryside and farmland.

Presently, the accommodation comprises of a generous central entrance hall leading off to a double aspect sitting room with bay window and fireplace, double aspect kitchen/dining room, main bedroom with bay window, second double bedroom 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 plot extends to almost an acre and is predominantly grassed; the plot is shown edged red on the attached plan.

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

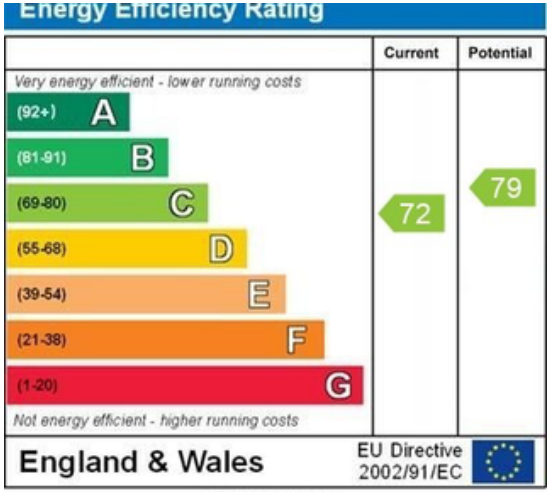


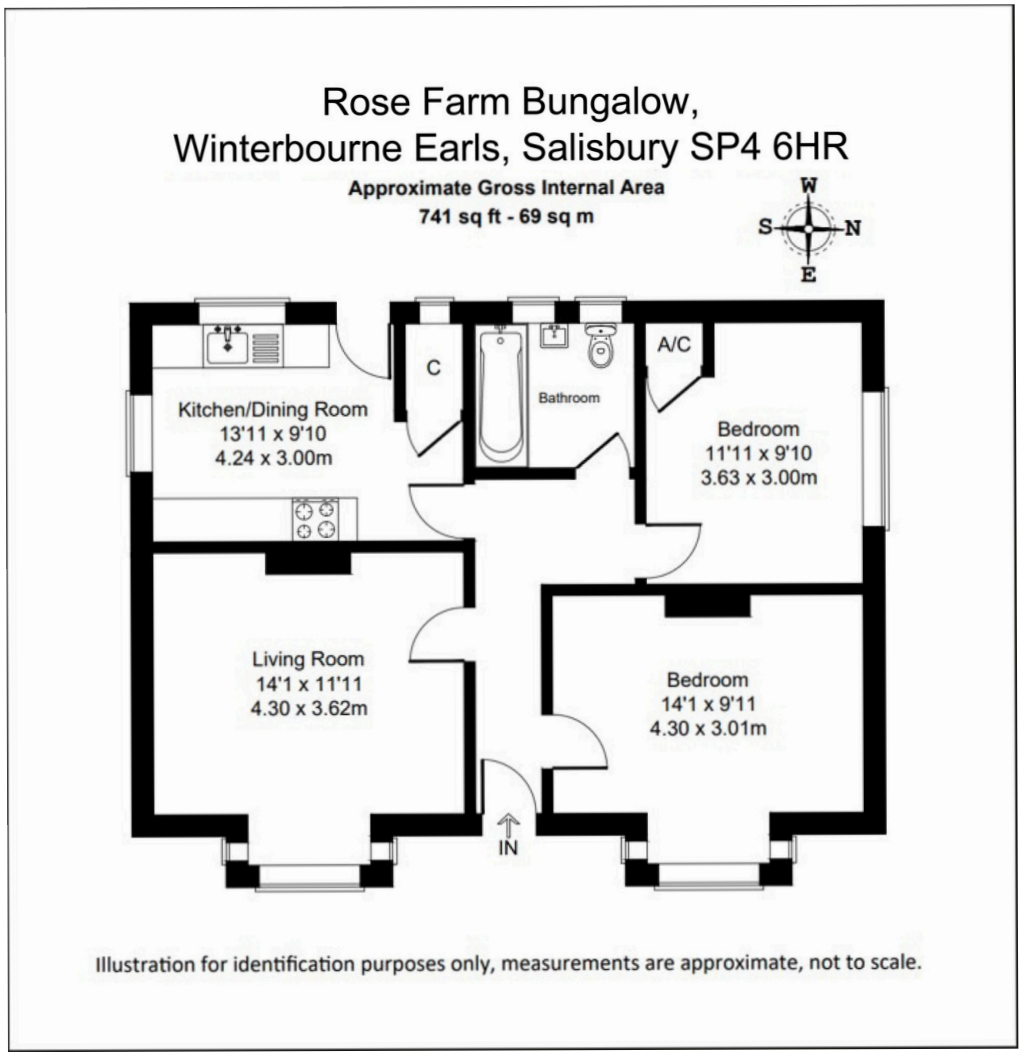
LOCATION: The parish of Winterbourne is located on the north eastern side of Salisbury city and comprises Winterbourne Dauntsey, Winterbourne Earls, Winterbourne Gunner and the hamlet of Hurdcott. Local amenities include St Michael's and All Angels church and also nearby a Grade I listed church of St 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 towards the village of Winterbourne Earls and Rose Farm Bungalow can be found on the left hand side, clearly identified by the BAXTERS For sale Board.









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.