

Trevone, Gomeldon Road, Winterbourne Gunner, Salisbury, SP4 6LR



 Myddelton & Major.

We are proud to present

# Trevone

Gomeldon Road, Winterbourne Gunner, Salisbury, SP4 6LR

**An attractive detached bungalow occupying a generous plot with delightful open views to the front.**

- Attractive detached bungalow built circa 2000/2001
- Spacious and versatile four-bedroom accommodation
  - Principal bedroom with en-suite wet room
- Generous sitting room with fitted wood-burning stove
  - Conservatory with recently replaced glazed roof
- Potential to create open-plan kitchen/dining/family space
- Beautiful mature rear garden with fruit trees and vegetable beds
  - Large greenhouse, workshop and useful outbuildings
  - Garage, driveway parking and shared-access approach
- Sought-after village location close to Salisbury and countryside walks





# The Property

"Trevone" is an attractive detached bungalow, believed to have been constructed circa 2000/2001, occupying a generous plot with delightful open views to the front. The current owners, who have enjoyed the property since 2020, have further enhanced the home, including the replacement of the conservatory roof with an attractive glazed roof, creating a bright and enjoyable additional reception space.

Constructed with brick elevations beneath a tiled roof, the bungalow benefits from gas-fired central heating, UPVC double glazing, and UPVC soffits, fascias and guttering throughout. The property offers spacious and versatile accommodation, well suited to family living or retirement alike.

A canopy porch opens into a welcoming entrance hall with built in coat & airing cupboards which runs centrally through the property, providing access to all principal rooms.

The Bedrooms are situated to the front end of the bungalow, the principal bedroom, a generous double room enjoying the benefit of an en-suite wet room. There are three further bedrooms, including a spacious guest double bedroom, a further double bedroom currently utilised as a home office, and a single bedroom. The family bathroom is fitted with a panelled bath, pedestal wash basin with vanity storage beneath, WC and partly tiled walls.

The utility room is fitted with a range of floor and wall-mounted units and side external door.

Located at the end of the hallway, the kitchen is fitted with a comprehensive range of floor and wall-mounted units with roll-edge work surfaces and splashback tiling. Integrated appliances include a double oven, extractor hob, fridge. There is also plumbing for a dishwasher. A door connects through to the dining room and offers excellent potential, subject to any necessary consents, to create a larger open-plan kitchen/dining/family room.

The dining room comfortably accommodates a family-sized table and chairs and opens through to the sitting room, while sliding patio doors lead into the conservatory. The conservatory enjoys lovely views over the rear garden and provides a wonderful space in which to relax and enjoy sunny days throughout the year.

The sitting room is an impressive and comfortable reception room featuring a central fireplace with inset wood-burning stove, creating a cosy focal point during the winter months. A large rear-facing window enjoys attractive views across the garden.

## Location

Winterbourne Gunner is a highly regarded village situated to the north of Salisbury, offering an appealing balance of rural surroundings and everyday convenience. The village forms part of the picturesque Bourne Valley and is surrounded by attractive countryside, with a wealth of scenic walks and bridleways nearby, making it ideal for those who enjoy outdoor pursuits.

Despite its peaceful setting, the village remains well connected, with easy access to Salisbury city centre, approximately 4 miles away, providing an excellent range of shopping, leisure and cultural amenities, together with a mainline railway station offering direct services to London Waterloo. The nearby A303 also provides convenient road links to the West Country and London.





Local amenities within the surrounding area include a village church, public house, convenience stores, schools and recreational facilities, while neighbouring Winterbourne Earls and Porton offer additional day-to-day amenities. The property is also well placed for access to Porton Down, the District Hospital and several well-regarded schools in both the state and private sectors.

The Glebe Hall in neighbouring Winterbourne Earls has award-winning standards with state of the art audio visual systems recently installed. It is ideal for professional conferences and wedding receptions with excellent catering equipment installed. Regular clubs include Guides and Scouts, Historical Society, the Newbourne Players Drama Group, Gardening Club, Pilates and Yoga. In addition the Committee organise fortnightly village teas which is an excellent way to meet new neighbours and get to know more about the area.

## Outside

A tarmac driveway bordered by lawn and planted beds leads to the property. To the side of the property is a driveway providing off-road parking for two vehicles and access to the single garage.

The garage benefits from a powered roller door, power and lighting, useful eaves storage, and a pedestrian double-glazed door leading into the rear garden.

The rear garden is a particular feature of the property. Immediately adjoining the conservatory is a paved terrace, ideal for al fresco dining and entertaining, with pathways leading around the garden and to both sides of the bungalow. The garden is predominantly laid to lawn and complemented by mature flower and shrub borders, specimen fruit trees, raised vegetable beds, a pergola seating area, large greenhouse and two garden sheds. One of the sheds is of particularly generous proportions (with gas and electricity already connected) and may lend itself to conversion into a home office or studio space, subject to any necessary consents.

Please note that whilst the land to the front is understood to be owned within the title, neighbouring properties appear to benefit from rights of access across part of the driveway.

## Additional Information

### Services

All mains services are connected. Ofcom suggests broadband speeds of up to 80Mbps are available and that all major mobile networks should have good coverage outside and variable inside.

### Tenure

Freehold

### Council Tax Band

Band E

### EPC Rating

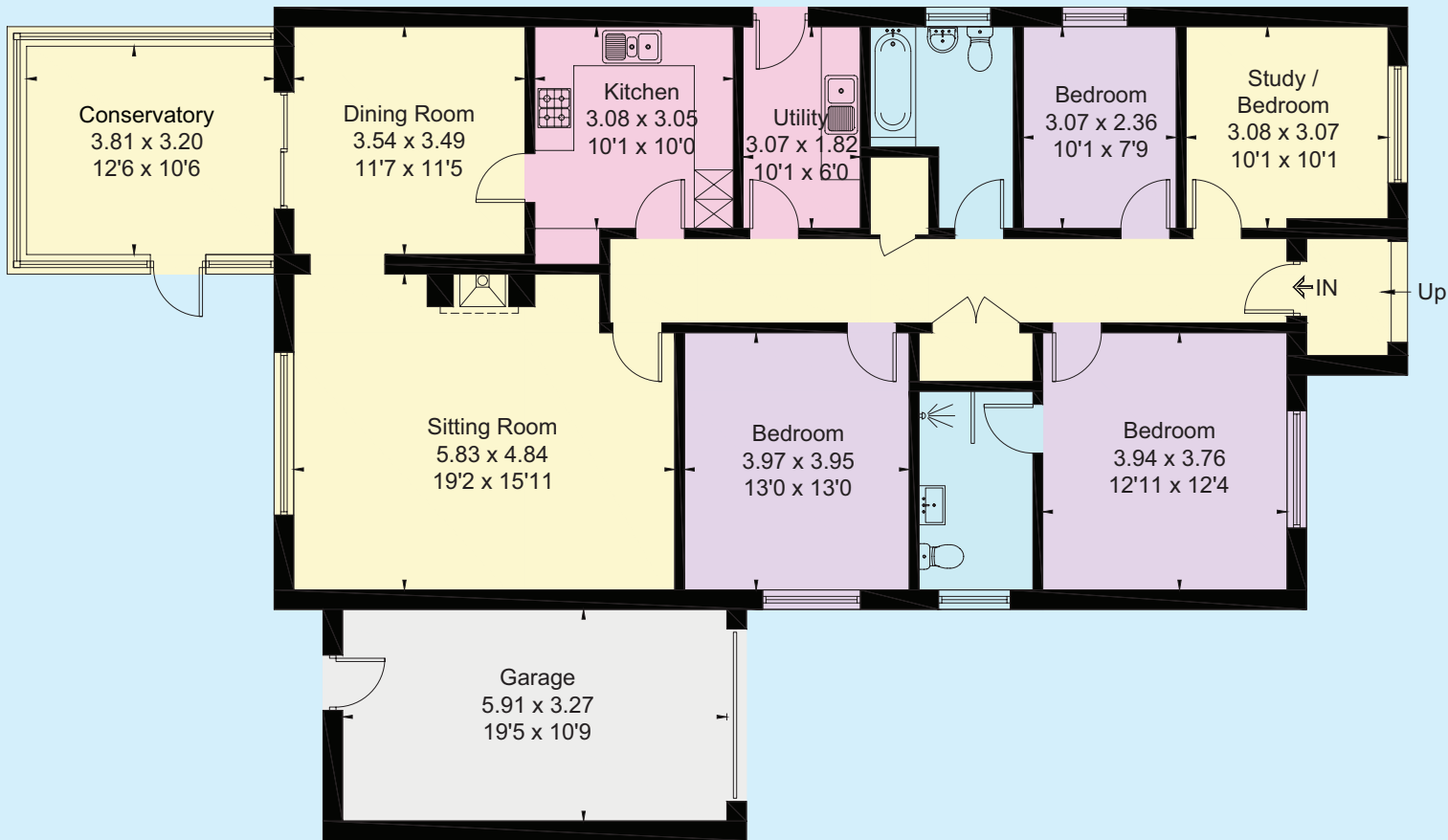
D (62)

### Square Footage

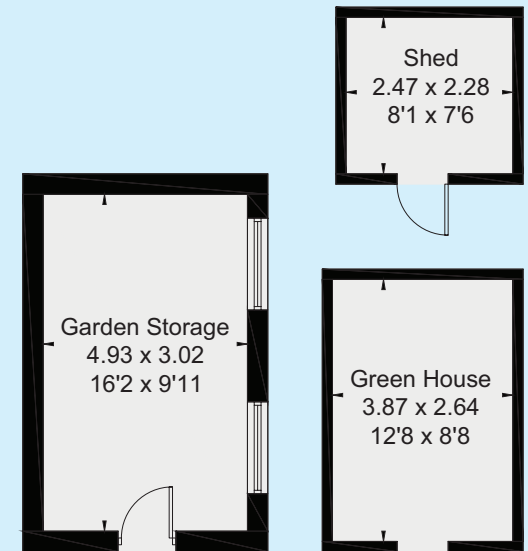
1646 ft<sup>2</sup>



Approximate Floor Area = 152.9 sq m / 1646 sq ft  
Garage = 19.2 sq m / 207 sq ft  
Outbuildings = 30.7 sq m / 330 sq ft  
Total = 202.8 sq m / 2183 sq ft



Ground Floor



Outbuildings

(Not Shown In Actual Location / Orientation)



Myddelton  
& Major™

## Contact

Call: 01722 337 575

Email: [residential@myddeltonmajor.co.uk](mailto:residential@myddeltonmajor.co.uk)

Click: [myddeltonmajor.co.uk](http://myddeltonmajor.co.uk)

Visit: 49 High Street, Salisbury, SP1 2PD