



**1 THORNEYDOWN ROAD, WINTERBOURNE GUNNER,  
SALISBURY SP4 6LN**

**01722 238711**

**BAXTERS**  
PROPERTY & LAND AGENTS



## 1 THORNEYDOWN ROAD, WINTERBOURNE GUNNER, SALISBURY SP4 6LN

**PRICE GUIDE: £375,000**

Here we have 1 Thorneydown Road, an exceptional semi detached family home with a large sunny garden, drive, covered car port parking, and a detached garage. The property is located in the popular Wiltshire village of Winterbourne Gunner some 5 miles to the northeast of the Cathedral city of Salisbury.

Offered for sale in extremely good order, the property is a c.1950s village house with a modern full two storey and conservatory extension which was added around 2012. The resulting accommodation is generous in proportion with, on the ground floor, a large welcoming reception hall/study, a truly impressive open plan kitchen/dining room and conservatory, comfortable living room with fireplace and log burning stove.



Off the first floor landing are three excellent bedrooms and a large, refurbished family bathroom. Central heating is provided via a mains gas fired boiler to radiators and the property is double glazed.

To the front is an area of lawned garden and a double width drive with 2 car parking leading to a covered car port with additional parking and access to the detached garage.

The garage has an up and over door, power and light and a useful store/utility room at the rear with separate external access. There is an extremely large rear garden which is mainly laid to lawn and fully enclosed. Off the kitchen and conservatory is a paved terrace/patio.

**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 a thriving village shop/Post Office, the Winterbourne Arms and the Grade I listed church of St Marys the Virgin, which is of 14th Century origins. The nearby cathedral city of Salisbury offers a more comprehensive range of recreational amenities, shopping facilities including a market each Tuesday and Saturday and a wide range of schooling, both state and private including two grammar schools and a college of further education. Salisbury has a mainline railway station, also stopping at 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. Proceed into and through Winterbourne Earls and Winterbourne Dauntsey. Turn right into Gomeldon Road and take the next right into Thorneydown Road, where number 1 can be found on after a short distance on the left hand side.



# 1 Thorneydown Road Winterbourne Gunner Salisbury SP4 6LN

Approximate Gross Internal Area = 1376 sq ft - 128 sq m

Garage/Store = 215 sq ft - 20 sq m

Total = 1591 sq ft - 148 sq m

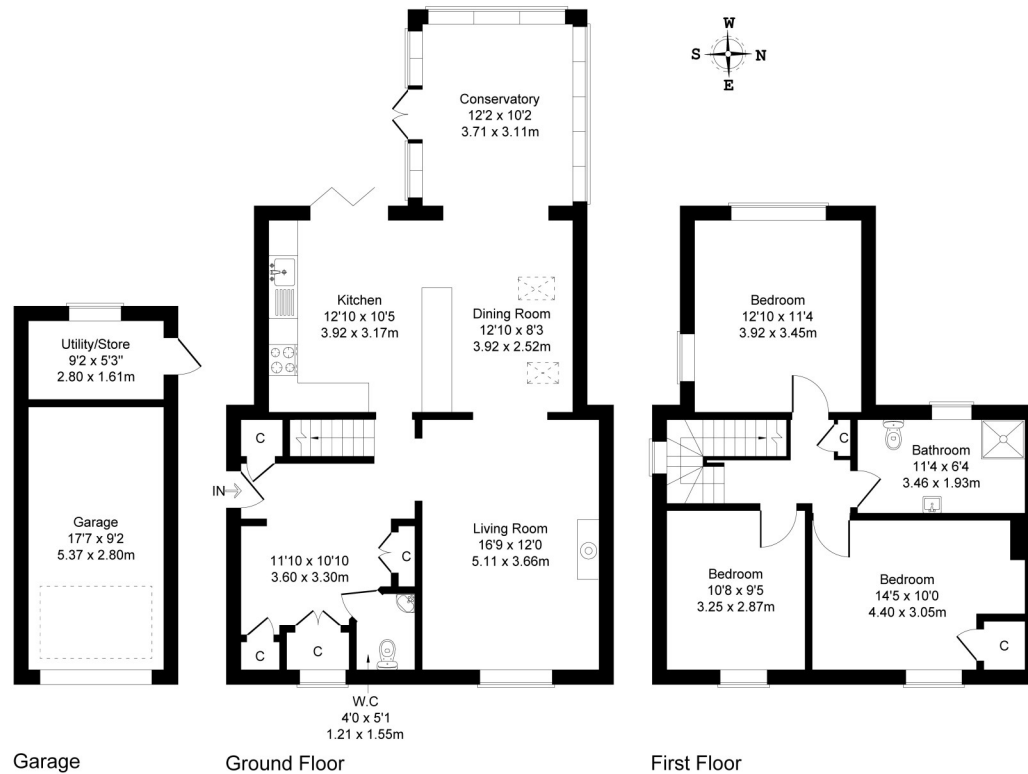


Illustration for identification purposes only, measurements are approximate, not to scale.



**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band B : £1,891.17 for year 2026/2027. All mains services connected. Mains Drainage. Gas Central 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: 10841

