



Heather Cottage Salisbury Road

Coombe Bissett, SP5 4JT

£599,995



A well presented bungalow offering a hugely impressive level of adaptable accommodation extending to more than 2100 square feet. Heather Cottage is a deceptively spacious property with a surprisingly large 'footprint', comfortably yielding five bedrooms, together with generously proportioned living rooms and kitchen. The principal rooms, including the bedrooms, reception rooms and bathrooms are situated predominantly on the ground floor and as such provide opportunity for a variety of uses including multi-generational living. Refurbished in 2016, the property is offered for sale in excellent order throughout, however further possibility exists to personalise the layout and create accommodation. Currently the living space comprises a good sized entrance hall with cloakroom, a 5.8m kitchen/breakfast room with pantry, a bright and airy split level reception space with wood burning stove, lantern ceiling and tall patio doors leading to the south-facing rear garden. Heather Cottage has a 5.2m master bedroom with en-suite shower room, four further bedrooms and family bathroom. There is a large utility area with store cupboards and doors to rear garden and garage/workshop. On the first floor there is a studio/home office with far-reaching countryside views and a store room. Heather Cottage sits in a generous but manageable plot benefitting from a sunny aspect, attractive views and providing parking for 6-7 vehicles. An internal viewing is essential to fully appreciate the size and standard of accommodation Heather Cottage offers.



Location

Tucked along a small private road on the edge of this sought after village, the property benefits from a lovely semi-rural position with all the village amenities close by. Wilton, Salisbury and the District Hospital are all within very easy reach. The thriving village of Coombe Bissett has an excellent range of amenities including a church, village shop, popular and well-regarded school, public house and village hall offering a variety of community activities. There is also a wide array of local walks, with Coombe Bissett Down Nature Reserve very close by.

Directions

Proceed on the A354 to Coombe Bissett. On entering the village, pass the village sign. Then 300m ahead you will see a flint wall on the right. Turn in here to the private access road, follow the road as it bends to the left where Heather Cottage can be found on your left.

Double Glazed Front Door

Entrance Hall 15'8" x 9'4" (4.8m x 2.85m)

Double glazed window to side. Radiator. Ceiling spotlights.

Cloakroom

Low level WC and wash hand basin with tiled splashbacks and floor.

Living Room

A generous split level space which is laid out in two defined areas:

Sitting Area 16'0" x 12'11" (4.9m x 3.95m)

Double glazed window to side. Inset log burner with stone hearth, two radiators, tv aerial point and ceiling spotlights. Steps down to:

Lower Area 16'2" x 9'10" (4.95m x 3m)

The lower section of the living room has double glazed doors and side panels overlooking the rear garden, double glazed door to patio area and window to side. Roof lantern, two radiators, ceiling spotlights and television aerial point.

Kitchen 19'0" x 10'11" (5.8m x 3.35m)

Fitted matching range of handle-less wall and base units with worksurface over. Space for range style cooker and dishwasher and fridge/freezer. Inset stainless steel sink unit with mixer tap, tiled splashbacks and floor, radiator, ceiling spotlights and space for dining table. Full height walk-in larder cupboard.

Rear Lobby

Double glazed door to rear garden. Radiator, tiled floor, large broom/storage cupboard and full height airing cupboard housing pressurised hot water tank.

Utility Room 8'8" x 6'6" (2.65m x 2m)

Door to garage/workshop and double glazed window to rear. Matching range of wall and base units with worksurface over. Inset stainless steel sink with mixer tap, plumbing and space for washing machine and tumble dryer. Floor mounted Grant oil boiler.

Bedroom One 17'0" x 10'7" (5.2m x 3.25m)

Double glazed window to front and side. Radiator, ceiling spotlights and television aerial points. En-Suite – Modern walk-in shower with rainfall head, vanity basin and push button WC. Tiled splashbacks and floor, heated towel rail, ceiling spotlights and extractor fan.

Bedroom Two 14'9" x 9'10" (4.5m x 3m)

Twin double glazed window to rear aspect, two radiators, ceiling spotlights and television aerial point.

Bedroom Three 9'10" x 10'11" (3m x 3.35m)

Double glazed window to front aspect, radiator, ceiling spotlights and television aerial point.

Bedroom Four 10'11" x 7'8" (3.35m x 2.35m)

Double glazed window to front aspect, radiator, ceiling spotlights and television aerial point.

Bedroom Five 9'10" x 8'2" (3m x 2.5m)

Double glazed window overlooking the rear garden, radiator, ceiling spotlights and television aerial point.

Bathroom

Modern white suite comprising low level WC, pedestal basin and panelled bath with mixer tap and thermostatic shower over. Tiled splashbacks and floor, obscure double glazed window to front, heated towel rail, ceiling spotlights and extractor fan.

First Floor

Landing Area

Velux window to rear with countryside views, wall lights and door to residual loft space (partially boarded).

Studio 13'1" x 10'9" (4m x 3.3m)

Twin double glazed windows overlooking the rear garden and views beyond. Radiator and ceiling spotlights. Door to:

Store/Dressing Room 9'0" x 8'10" (2.76m x 2.7m)

Outside

A five bar gate leads to an expansive gravel drive with parking for 6/7 vehicles comfortably. Covered area with oil tank. Leading to the garage/workshop. Pedestrian access to side via high level gate. Outside tap, electric socket and lights (both front and rear)

Garage/Workshop (3.8m x 2.55m)

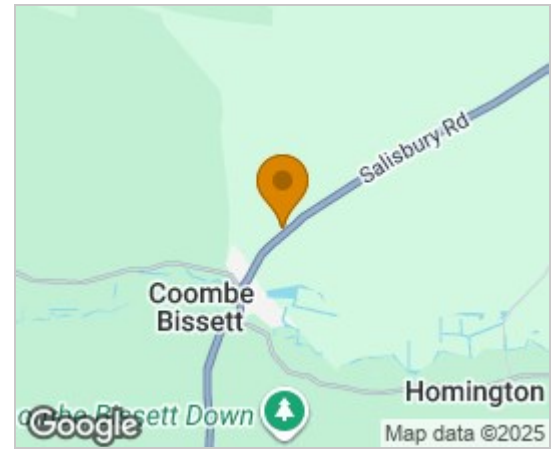
Double doors to front, door to utility room. Power and light.

To the rear of Heather Cottage is a lovely, well enclosed garden with a sunny aspect. Immediately outside the property is a generous sandstone patio with path to either side. Beyond is a gently sloping lawn with a range of mature trees and planting. Garden shed and greenhouse.

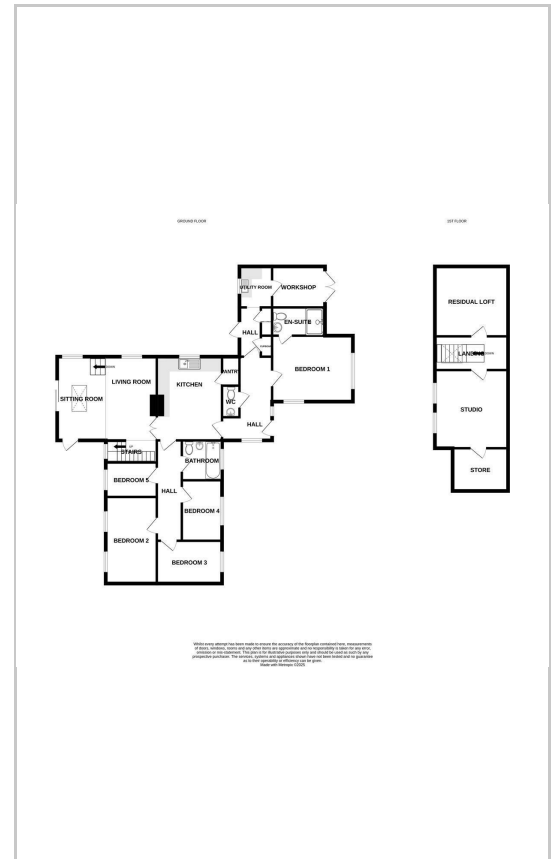
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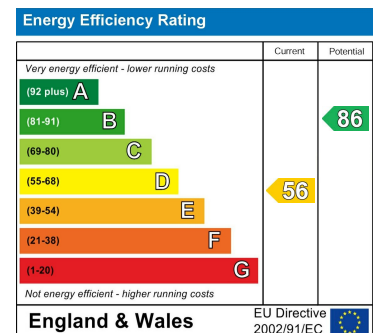
Area Map



Floor Plans



Energy Efficiency Graph



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