VENDITUM

RESIDENTIAL SALES

EST. 2004

Combeside

Salisbury, SP5 5HA

£650,000

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An extended detached house set within a generous yet manageable plot on the edge of this popular village. Combeside, built in 1981, has benefitted from several well considered extensions but still offers great levels of scope to extend (subject to planning consent). Combeside is double glazed with oil fired heating and with the huge benefit of PV solar panels. The well proportioned accommodation comprises reception hall, 5.8m sitting room, very generous dining/living room, garden room, 5.9m kitchen/breakfast room, three well proportioned bedrooms, two bathrooms and cloakroom. Combeside sits well within its plot set back from High Lane with a particularly generous front garden and driveway, double garage and attractive rear garden enjoying a southerly aspect. The excellent facilities of Broadchalke are within walking distance including a primary school, public house, shop/hub/church, village hall and recreation ground. Salisbury is some nine miles distant with its further amenities including a main line railway station. There is a good local bus service between Salisbury and Shaftesbury. This is a fantastic opportunity to acquire a lovely family home enjoying views to the front and rear with an internal viewing essential.

Directions
From Salisbury proceed south west on the A354 Blandford Road. At Coombe Bissett turn right for Broadchalke and continue into the village passing the Queens Head on the right. Go round the 's' bend and you will see Combeside after a quarter mile on the left.

Large Reception Hall 17'4" x 6'8" (5.29m x 2.04m)
Three separate cupboards. Double glazed window to front with pleasant views. Part vaulted ceiling with exposed beams. Wood flooring with under-floor heating.

Cloakroom
WC, Wash hand basin, cupboards, under-floor heating, mirror.

Sitting Room 19'0" x 11'1" (5.81m x 3.38m)
Jetmaster fire with limestone surround, wood flooring, two radiators. Double glazed window to front with pleasant aspect, sliding double glazed door to garden room.

Dining Room 16'9" x 15'1" (5.11m x 4.61m)
Two radiators. Bi-fold double glazed doors to garden room and double glazed bay window overlooking the rear garden.

Garden Room 14'6" x 8'2" (4.42m x 2.51m)
Doors to garden. Two radiators.

Kitchen/Breakfast Room 19'6" x 10'0" (5.96m x 3.07m)
Double bowl sink, extensive range of base and wall cupboards. Neff dishwasher, electric oven and Neff hob, extractor, built in freezer, Grant oil boiler, breakfast bar, bottle rack, fan heater.

Inner Hall
Stairs to first floor, cupboard.

Landing
Built in desk unit with lovely countryside views, shelving. Airing cupboard with hot water tank and immersion heater. Storage cupboard. Access to loft with ladder.

Bedroom One 12'4" x 11'6" (3.76m x 3.51m)
Range of fitted wardrobes. Cupboard. Radiator.
En-suite shower – Shower cubicle, wash basin, WC, cupboards, towel rail, mirror.

Bedroom Two 10'10" x 10'3" (3.31m x 3.13m)
Range of fitted wardrobes and cupboards, radiator.

Bedroom Three 9'2" x 7'10" (2.81m x 2.39m)
Radiator.

Bathroom
Panelled bath with shower and screen, wash basin, WC, heated towel rail, cupboards.

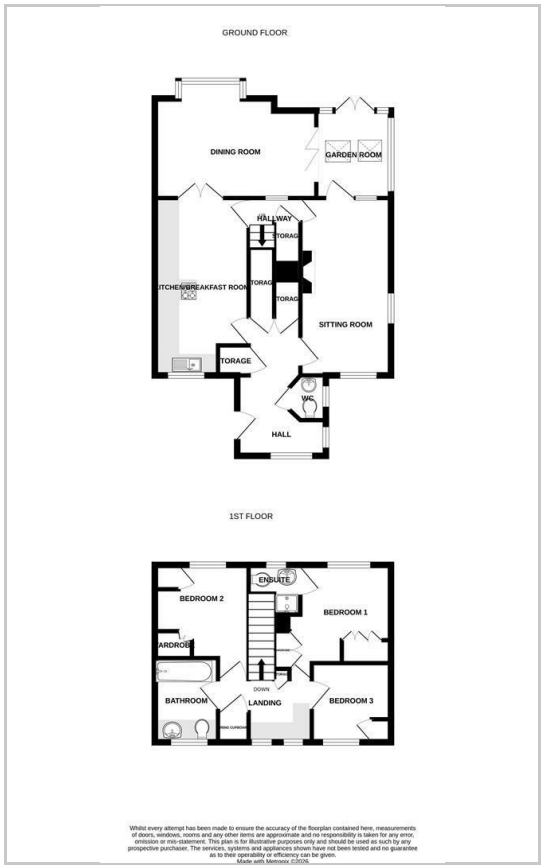
Double Garage 18'1" x 17'4" (5.52m x 5.29m)
Two up and over doors, powered light, side door.

Outside
The property is approached via a spacious driveway with parking for 4-5 vehicles comfortably. Generous area of lawn with mature silver birches, log store, bin storage area and side gate to rear.
The rear garden has a sunny aspect and attractive outlook. A generous paved patio area, beyond is a lawn with an array of mature planting enclosed by hedgerow and wooden fence with gate to rear. Screened seating area with summer house and oil tank, garden shed, path to front.

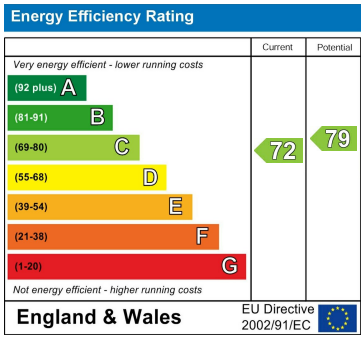
Agent's Note
To the rear of the property are allotments with resurfaced path providing safe access to all village amenities.

Area Map

Floor Plans



Energy Efficiency Graph



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