



Ashleigh Bugmore Lane, East Grimstead, Wiltshire, SP5 3SA

Guide Price £450,000 Freehold

Set in a wonderful, semi-rural location on the edge of this popular village, a detached chalet in need of updating, offered with vacant possession.

Description

Set in a wonderful, semi-rural location on the edge of this popular village, a detached chalet house offering adaptable accommodation with potential for further improvement and extension (subject to the usual permissions). The property is approached via a small lane which leads to the parking area and front garden. There is also garden to the side and rear. The house is light and sunny with spacious rooms, oil fired central heating and double glazed windows but general updating is required throughout. Vacant possession is offered.

East Grimstead is about 6 miles south-east of Salisbury with local shops and post office close by in Alderbury. Needless to say, there is wonderful walking and riding and Bentley Wood is about 100m distant.

Entrance Hall

Utility Room

To front of the house, double aspect. Work surface, wall cupboards, space and plumbing for washing machine.

Sitting Room

Double aspect room, blocked in fireplace with tiled hearth.

Snug/Family Room

Double doors to garden.

Kitchen

Good range of work surfaces with base base and wall cupboards, one and a half bowl sink unit, 4 ring gas (lpg) hob, dishwasher, further appliance space, door to garden.

Office

First floor landing

Hatch to loft space, eaves storage cupboard.

Bedroom One

Built in storage cupboard

Bedroom Two

Bedroom Three

Bedroom 4

Double bedroom with shelves to side.

Bathroom

Built in storage cupboards, panel bath, low level wc, wash basin, electric shower.

Outside

The garden lies to three sides with the majority to the front. There is a decked sitting area to the rear, otherwise laid to lawn with flower beds, shrubs and trees. Parking for 2 vehicles (more could be made).

Services

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

Outgoings

The Council Tax Band is F and the payment for the year 2024/2025 payable to Wiltshire Council is £3228.32

Directions

From Salisbury take the A36 Southampton Road turning right at the start of the dual carriageway to Alderbury. Turn left into Clarendon Road and continue into East Grimstead. Turn left at the T-junction and then right into Bugmore Lane where the property will be found on the right hand side.

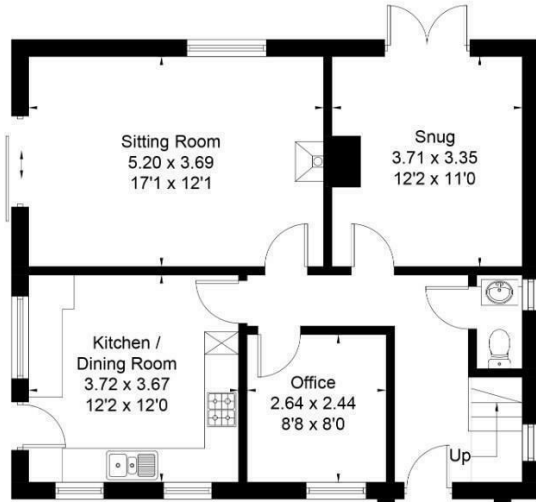
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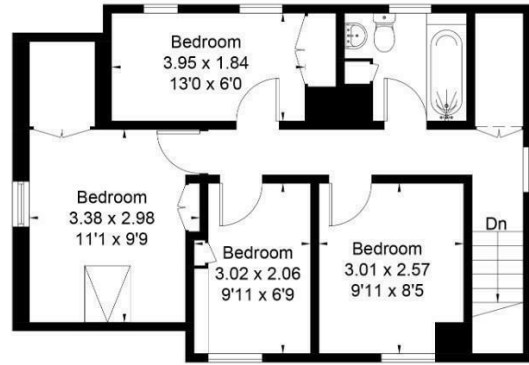
NB

There is a pedestrian footpath which runs along the edge of the garden which could be fenced off if required.

Approximate Area = 126.3 sq m / 1359 sq ft
Including Limited Use Area (1.7 sq m / 18 sq ft)

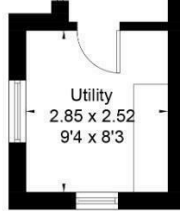


Ground Floor



First Floor

= Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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