



12 WINTERSLOW ROAD, PORTON, SALISBURY SP4 0LR

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



12 WINTERSLOW ROAD, PORTON, SALISBURY SP4 0LR
PRICE GUIDE: £355,000

12 Winterslow Road is a nicely proportioned semi detached family home located in the heart of the popular village of Porton within walking distance of all village amenities.

The property offers light and airy accommodation arranged over two floors; the ground floor comprising of a light entrance hall, a large double aspect through lounge with feature fireplace, a generous refitted kitchen and former garage which has been converted to provide an excellent utility room and a (second) luxurious bathroom.



There is also an inner hall housing the staircase leading to the first floor with galleried landing, three double bedrooms, refitted shower room and a separate WC. Central heating is provided via a mains gas fired boiler to radiators and the property is double glazed.

No. 12 is set back from the village road within a small crescent of similar properties with a two car drive and lawned front garden. To the rear is a large private garden which is laid mainly to lawn bordered by mature shrubs. There are two patio/seating areas one of which is off the kitchen and, the garden has an attractive backdrop with adjoining playing fields.

LOCATION: Porton is a popular village about 5 miles to the north east of Salisbury located in the Bourne Valley. Local facilities include a shop, doctors surgery, primary school, pub, hairdresser and very busy garden and aquatic centre. Salisbury offers a comprehensive range of shopping, recreational, cultural, educational and medical amenities including a theatre, cinema and arts centre, twice weekly market, a variety of private fitness centres, Five Rivers Health and Wellbeing Centre, tennis clubs, golf courses and Salisbury District Hospital (on the southern edge of the city). Salisbury has a mainline railway station serving London (Waterloo) and the West Country; there is also a station at Grateley approximately 13 minutes drive away. There are good road links to London via the A303/M3.

DIRECTIONS: Leave the cathedral city of Salisbury via the A30 and take the A338 towards the Winterbournes. Follow the road all the way through Winterbourne Earls, Winterbourne Dauntsey and Winterbourne Gunner and turn right at the roundabout continuing on the A338 towards Porton and after approximately a quarter of a mile, turn right at the crossroads onto Winterslow Road. The property can be found after a short distance on the right hand side, clearly identified by the BAXTERS For Sale Board,



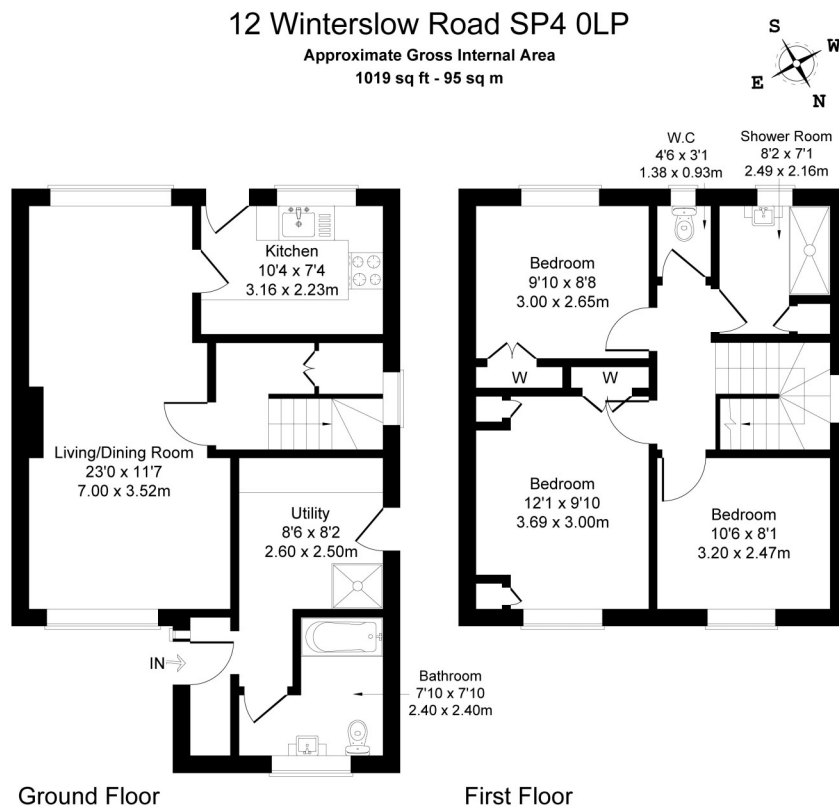


Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D : £2,644.36 for year 2025/2026 . 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: 10771.

