



LAMMERMUIR, BULFORD ROAD, SHIPTON BELLINGER, HAMPSHIRE SP9 7TF

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



LAMMERMUIR, BULFORD ROAD, SHIPTON BELLINGER, HAMPSHIRE SP9 7TF
PRICE GUIDE: £397,500

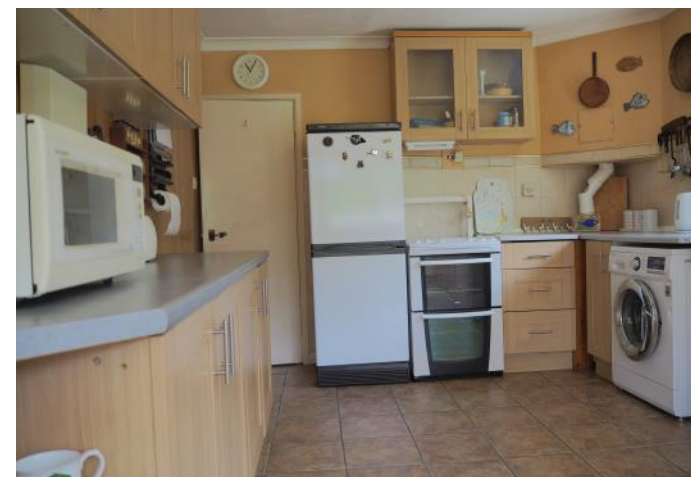
Lammermuir is a characterful detached bungalow of generous proportions with great potential, set in a large private mature garden.

Occupied from the mid 1960's by the current owners, Lammermuir is conveniently placed close to the village centre with easy access to the village school, shop & post office, church and the sports & social club. In need of some updating, the bungalow has been well maintained and benefits from full modern double glazing and oil fired central heating with a regularly serviced boiler, supported by solar panels.

The accommodation is light and spacious with a central entrance hall, sitting room with fireplace and log burning stove, a large extended kitchen & breakfast room, a superb double glazed conservatory, two double bedrooms, a large single bedroom and family bathroom. In addition, the garage has been converted (although from the exterior the door is still in place) to provide a playroom and there is a generous attic room with access to a spacious roof void.

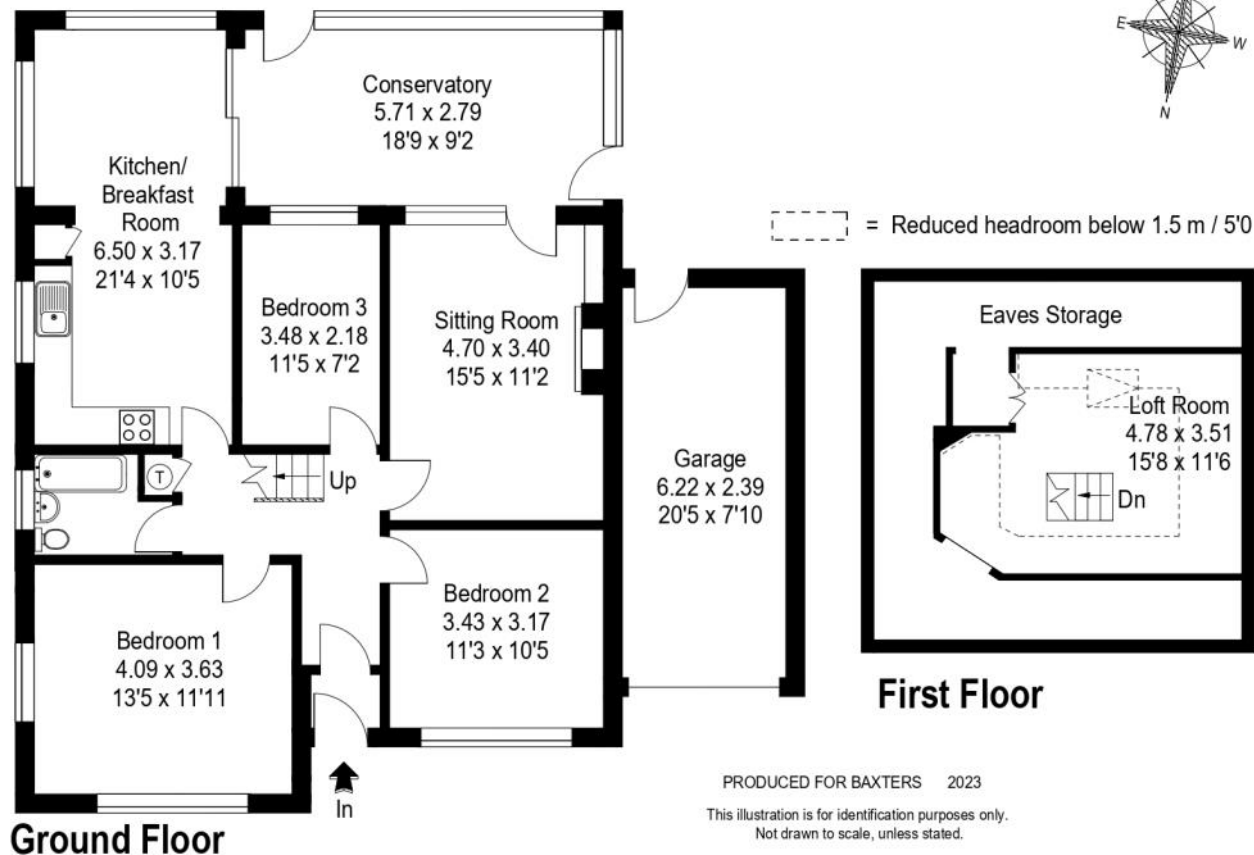
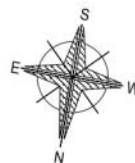
Lammermuir is located on the Bulford Road with a gated "in and out" drive offering excellent parking. The garden is a particular feature of this "must be seen" bungalow; it is of a particularly good size, south facing, and fully enclosed with a high degree of privacy. The majority of the garden is to the left and rear of the property and laid predominately to lawn with a great number of mature shrub, deep flowerbeds and trees. There are also several timber outbuildings/sheds and a patio off the conservatory.

LOCATION: Surrounded by the Salisbury Plain, Shipton Bellinger is a village and civil parish in Hampshire about 5 miles north-east of the town of Amesbury and 12 miles north-east of the Cathedral City of Salisbury with good access to London and the West Country via the A303. Village facilities include a village shop, mobile post office, primary school, village hall and the Norman Church of England parish church of Saint Peter. The nearby town of Tidworth offers two supermarkets, a sports and Leisure Centre, a library and a variety of other shops. The historic cathedral city of Salisbury has extensive shopping facilities, a thriving, twice weekly market and a good range of social and educational amenities including restaurants, theatre, arts centre, cinema and both state and private primary and secondary schools within and outside the city boundary. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, golf club, recreation ground and three tennis clubs. Salisbury has good road links to London (A303), Southampton (A36), and Bournemouth (A338) and the mainline railway station serves London, Waterloo (journey time 90 minutes) and the West Country; Grateley railway station is approximately 4 miles from Shipton Bellinger and is also on the main Waterloo line.



Lammermuir, Bulford Road, Shipton Bellinger SP9 7TF

Approximate Gross Internal Area :- 138 sq m / 1484 sq ft



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Test Valley Council. Council Tax Band D : £2,011.95 for year 2023/24. Mains Water, Drainage and Electricity. Oil Central Heating. Fully double glazed.

DIRECTIONS: From the A303 exit signposted Marlborough, Tidworth and Shipton Bellinger and proceed to the roundabout off the exit road. Take the first exit onto the A338 towards Marlborough, upon entering Shipton Bellinger, turn left into the High Street. At the end of the High Street turn right onto Bulford Road and Lammermuir is the second property on the right, clearly identified by the Baxters For Sale sign.

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: 10693.

