



28 GREENFIELDS, WEST GRIMSTEAD, SALISBURY SP5 3SH

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



28 GREENFIELDS, WEST GRIMSTEAD, SALISBURY SP5 3SH
PRICE GUIDE: £400,000

28 Greenfields is a detached family home tucked away in the corner of a small close of modern houses and bungalows in the popular Wiltshire village of West Grimstead.

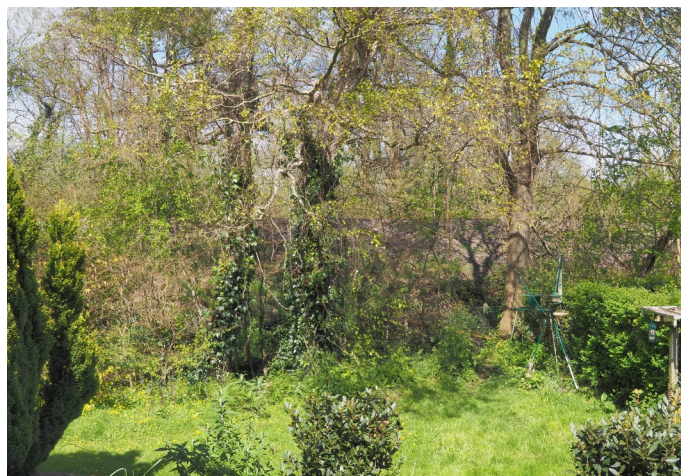
Deceptively spacious and offering well proportioned accommodation, the property was constructed during the mid-1960s and later extended in 1990 with the addition of a new reception hall, large utility room/breakfast room and a ground floor cloakroom. The extension was planned with a future first floor in mind and, subject to obtaining the relevant consents, could be extended over to provide a generous fourth bedroom.

Presently, the accommodation comprises of an entrance hall, large double aspect sitting room with bay window and Michelmersh brick fireplace, separate dining room with French doors, good size kitchen, large utility room, cloakroom, three bedrooms (all with fitted cupboards) and a family bathroom. 28 Greenfields is fully double glazed and centrally heated via a mains gas fired boiler to radiators.

The property sits in a mature corner plot with an open plan lawned front garden bordered by mature shrubs and trees. There is a private drive with parking and access to a single garage. The rear garden is mainly laid to lawn with an expanse of lawn bordered and interspersed by mature shrubs, flower beds and trees. There is a good size patio/terrace, two garden sheds and a greenhouse.

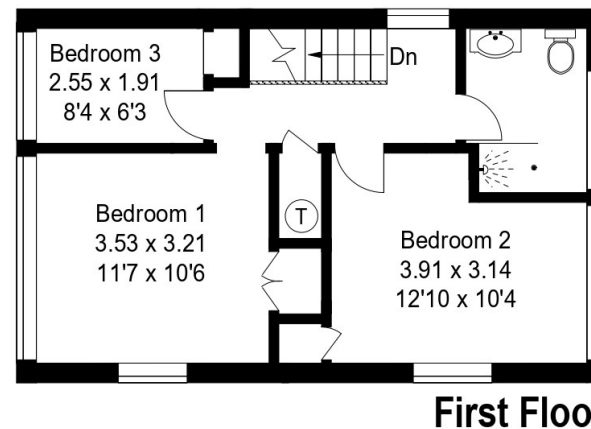
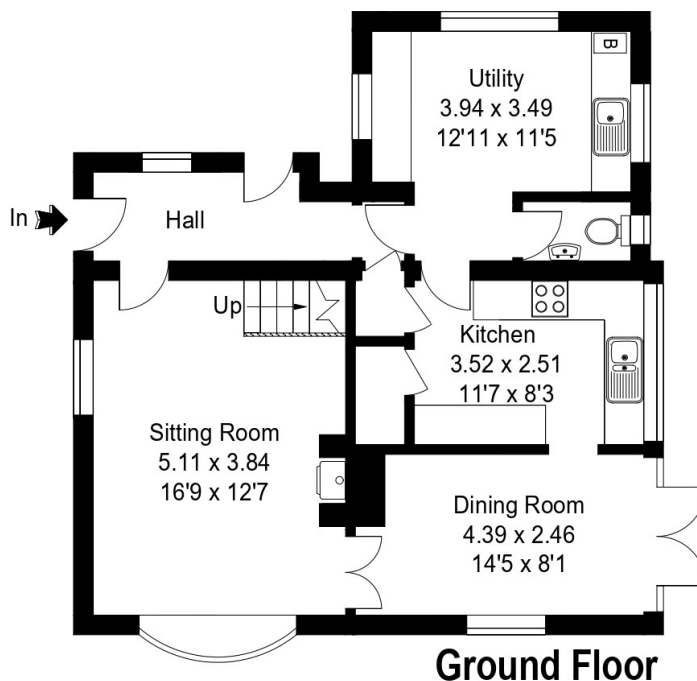
LOCATION: Located just over 4 miles to the south-east of Salisbury, the Grimsteads are attractive rural Wiltshire hamlets. With neighbouring settlements including the Deans, the Tytherleys, Pitton and Farley. There are a number of extremely popular village primary schools in the area with In nearby Alderbury and Whaddon there are two village stores and two public houses. The cathedral city of Salisbury has an excellent range of shops, cultural and social amenities including the arts centre, theatre and cinema, a thriving, twice weekly market and both private and state schools for all ages. There is a mainline rail service to London's Waterloo (journey time 90 minutes) and the West Country . Salisbury is well placed for access to the A30/A303/M3 to London and the West Country and Southampton and the M27 via the A36.

DIRECTIONS: From Salisbury take the A36 Southampton Road and continue to the end of the Alderbury bypass turning left signposted the Grimsteads. At the junction bear left to West Grimstead and West Dean. After about a quarter of a mile, turn left signposted East Grimstead and Farley (Crockford Road). Follow the road and at the railway bridge turn right into Chapel Hill, take the first left into Greenfields, then the second left into the cul-de-sac and number 28 is located in the far right corner, clearly identified by the Baxters For Sale sign.



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Approximate Gross Internal Area :- 107 sq m / 1154 sq ft



PRODUCED FOR BAXTERS 2024

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire County Council. Council Tax Band D : £2,234.99 for year 2024/2025. 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: 10719.

