



ANGALA, SOUTHAMPTON ROAD, WHADDON, SALISBURY SP5 3DX

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



ANCALA, SOUTHAMPTON ROAD, WHADDON, SALISBURY SP5 3DX
PRICE GUIDE: £407,500

Located in the village of Whaddon is Ancala, a detached modern family home with an enviable lakeside view, across Canal Pond. The property offers excellent scope for updating, extension and improvement subject to obtaining the relevant consents.

The property is offered for sale in good overall condition with generous accommodation which is mainly double glazed and centrally heated via a gas fired boiler to radiators. The ground floor comprising of a large entrance porch, reception hall with under stair store cupboard and cloakroom, double aspect living/dining room with patio doors and feature fire, double aspect kitchen/breakfast room. Off the first floor landing are two double bedrooms, a large single bedroom and a family bathroom.

Ancala is accessed from the village road via a private shared drive leading to a detached garage and parking. To the front is a mature garden laid mainly to lawn with a variety of flower beds and mature shrubs. The rear garden is smaller than the front, again with an area of lawn and shrubs.

Note: There is an additional area of garden beyond the garage, overlooking the lake, which is available on license (renewable annually) from the Longford Estate at a cost of £300.00 per annum.

LOCATION: The village of Whaddon is situated approximately 6 miles to the south east of the cathedral city of Salisbury, to the east of the River Avon and is near to the New Forest National Park which offers more than 140 miles of tracks and footpaths for walking and cycling. Local facilities include a village hall, a primary school, two shops (one of which is a post office), public house and tennis and football clubs. 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). There is a regular bus service to Salisbury and Southampton with a bus stop nearby. Salisbury has a main line station serving London (Waterloo) (journey time approximately 90 minutes) and the West Country and there are good road links to the M27 (approx. 12 miles), Romsey (approx. 12.5miles), Southampton (approx. 19 miles) London via the M27/M3.

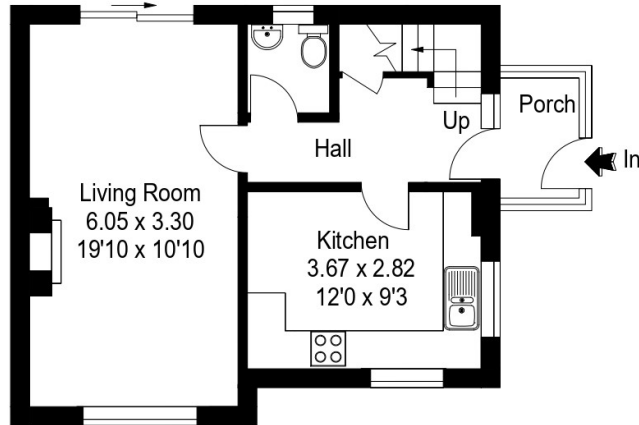
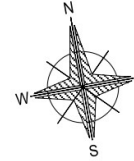
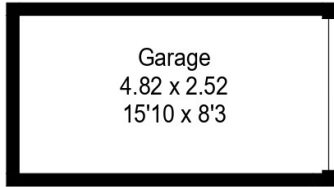
DIRECTIONS: From the cathedral city of Salisbury proceed along the A36 Southampton Road. Follow the road until reaching the entrance to the dual carriageway and turn right (signposted Alderbury) onto the Southampton Road. Continue to the brow of the hill with The Green on the left, and on through Alderbury, passing Alderbury Park Playground and Village Hall on the right. Continue into Whaddon and Ancala can be found after a short distance on the left opposite Canal Lane on the right, clearly identified by the Baxters For Sale sign.



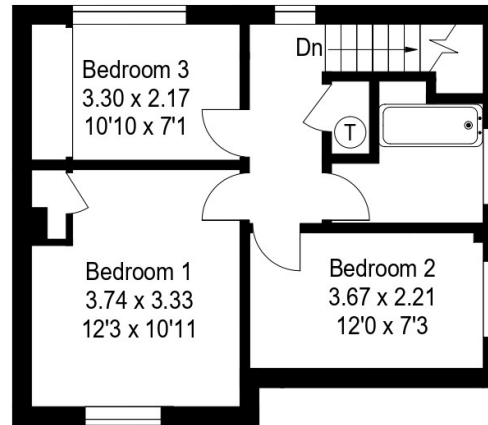
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Approximate Gross Internal Area :- 82 sq m / 882 sq ft

Garage Approximate Gross Internal Area :- 12 sq m / 131 sq ft



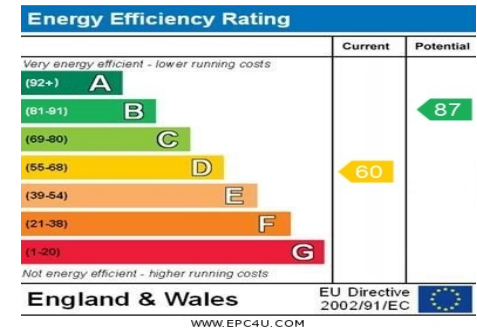
Ground Floor



First Floor

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 Council. Council Tax Band E - £2,720.35 : for year 2024/25. 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: 10743

