



GREENWELLS, THE HAM, DURRINGTON, SALISBURY SP4 8HW

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE: £475,000

The Ham is a wonderfully peaceful and highly desirable semi-rural setting located on the very edge of the Wiltshire village of Durrington. The property, Greenwells, is a post war detached bungalow of excellent proportions which is centrally positioned within a large mature sunny garden backing onto playing fields. To the front is a larger than average single detached garage, excellent off road parking, steps rising to the front and additional ramped path for ease of access. There is also a pleasant view of the surrounding countryside.



Offering huge potential for updating and improvement and with around 1286 sqft of internal space, Greenwells offers flexible light and airy accommodation with a good size entrance hall, large living room with vaulted ceiling and fireplace, open plan dining room combined with an inner hall and study area, an excellent well equipped kitchen, conservatory, three bedrooms and a large family bathroom. The property is fully double glazed and centrally heated via mains fired boiler to radiators.

The plot extends to about 0.25 of an acre with the gardens extending to three sides of the property. There are generous areas of lawn with numerous mature shrubs and trees, there is also a large timber shed and greenhouse. Off the living room is a partially covered terrace which leads to a larger patio. There is a generous basement/cellar which is accessible from the outside and extends partly below the sitting room.

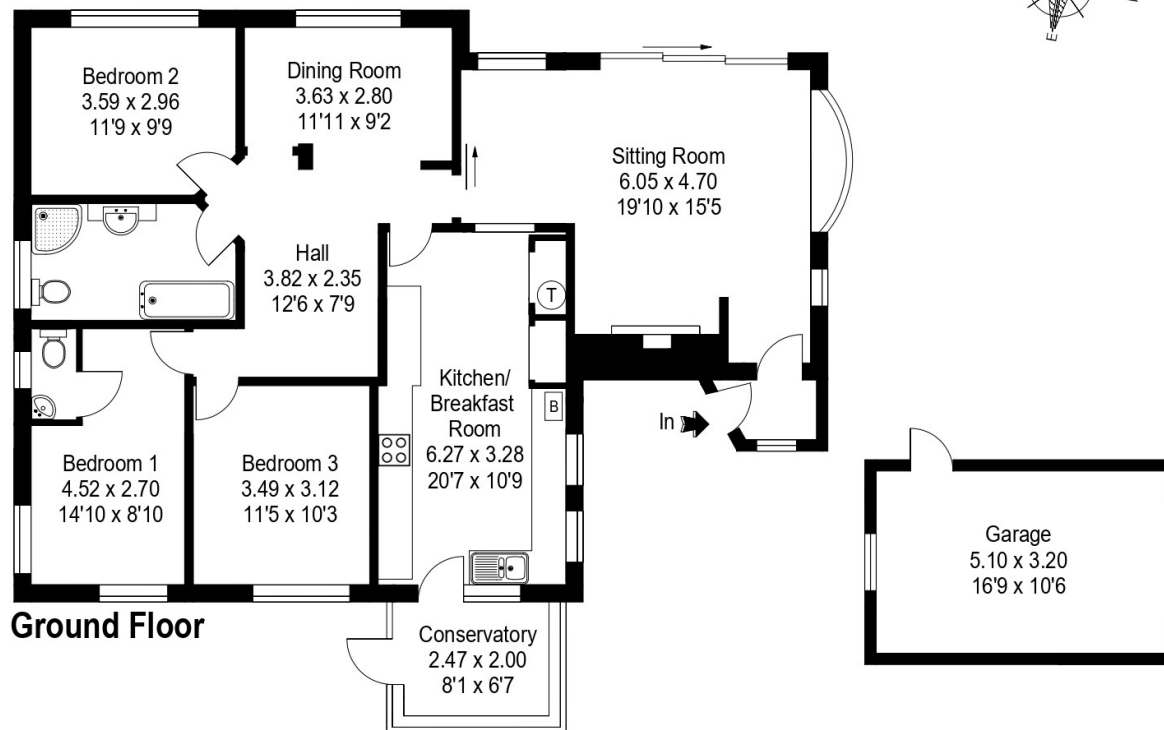
LOCATION: Durrington is accessible off the A303, is well served with facilities including supermarkets, petrol station/garage, two public houses, swimming pool fitness/sports centre and schools. The historical site of Stonehenge is approximately two miles distant and the country town of Amesbury approximately one mile to the south. Amesbury has a variety of shops including two supermarkets (Tesco and Aldi), butcher, greengrocer, baker, leisure centre and medical facilities. The cathedral city of Salisbury is approximately 10 miles to the south and has a fine range of social and educational amenities including the Salisbury Playhouse, Arts Centre and cinema, restaurants, a thriving market and a variety of state and private primary and secondary schools. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. There is also a mainline rail service to London's Waterloo, (journey time 90 minutes) and the West Country. Durrington is well placed for easy access to Basingstoke, Reading and London as well as being on the main route to Devon and Cornwall.

DIRECTIONS: From Salisbury proceed in a northerly direction along the A345 into and through the country town of Amesbury. At the Countess Roundabout continue straight across onto Countess Road (A345). At the next roundabout take the second exit continuing north on the A345. proceed straight over the next mini-roundabout and take the next right into Hackthorne Road. In the centre of the village of Durrington at the War Memorial bear left into Church Street, with the church on your right, as the road turns right take the left turn into The Ham, Greenwells can be found after a short distance on the right hand side, clearly identified by the Baxters For Sale sign.



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Approximate Gross Internal Area :- 120 sq m / 1286 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 Council. Council Tax Band E : £2,769.36 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: 10745.

