



8 PARKLAND WAY, PORTON, SALISBURY SP4 0LY

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



8 PARKLAND WAY, PORTON, SALISBURY SP4 0LY

PRICE GUIDE: £420,000

8 Parkland Way is a modern detached bungalow of excellent proportions, located in the heart of the popular village of Porton within walking distance of all village amenities.

The property is offered for sale in excellent decorative order, is fully double glazed and centrally heated via a mains fired boiler to radiators. The light and airy accommodation comprises of a spacious entrance lobby, double aspect through lounge/dining room with log burner and parquet flooring, well equipped kitchen, an excellent main bedroom with fitted wardrobes and a cleverly concealed shower area, second double bedroom with wardrobes, a large single bedroom with fitted wardrobes and a recently refitted shower room.

The bungalow is set back from the road with a generous front garden and drive with parking for several cars. There is a tandem length garage incorporating a workshop and utility area; the whole extends to over 34'. Between the garage and the bungalow is a large covered walkway and storage area which gives access to the front/drive, the rear garden and the garage and the kitchen.

A particular feature of 8 Parklands Way is the large, well maintained, sunny rear garden which is fully enclosed with a high degree of privacy. There is an expanse of lawn with mature shrubs, flower beds and seating areas. There is a large timber shed/workshop and a rear access off Winterslow Road.

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 on the right hand side after a short distance clearly identified by the BAXTERS For Sale Board.



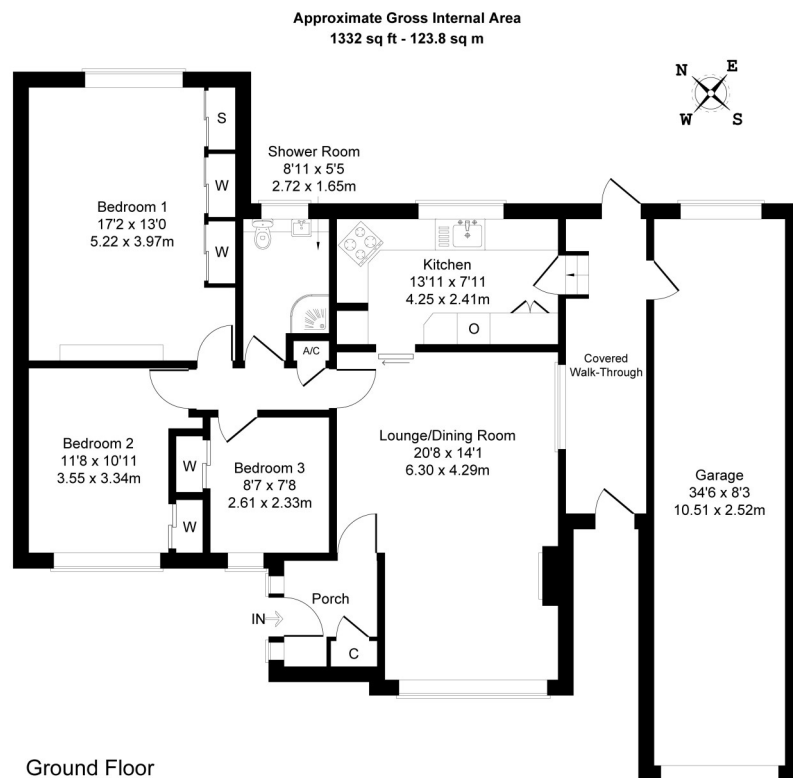


Illustration for identification purposes only, measurements are approximate, not to scale.



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: 10776.

