



WITCHWAY, 32 STONEHENGE ROAD, DURRINGTON SP4 8BP

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**BAXTERS**  
PROPERTY & LAND AGENTS





## WITCHWAY, 32 STONEHENGE ROAD, DURRINGTON SP4 8BP

**PRICE GUIDE: £475,000**

Here we have a characterful detached property pleasantly positioned on the edge of Durrington with three bedrooms, private drive, garage and a large private garden.

Truly deceptive in appearance, Witchway offers over 1300sqft of living space comprising of a generous reception hall, living room with fireplace housing an electric living flame effect log burner, a large double aspect kitchen/ dining room with a walk in larder cupboard and stable door access out to a large pergola covered seating and al fresco dining area, three double bedrooms and a spacious family bathroom with a full size bath and a separate walk in glass shower .





To the front is a lawned garden with mature shrubs and a private drive with parking. To the side is a gated drive which offers additional parking and access to a detached garage. A particular feature of Witchway is the large mature and hugely private garden with areas of lawn, mature trees and shrubs. There is a lovely covered seating and dining area of the rear of the property with access from the kitchen.

Witchway is offered for sale with no onward chain.

**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 third exit and immediately turn left onto Stonehenge Road and number 32 can be found approximately half way down on the right hand side.





# 32 Stonehenge road Durrington SP4 8BP

Approximate Gross Internal Area  
1334 sq ft - 124 sq m

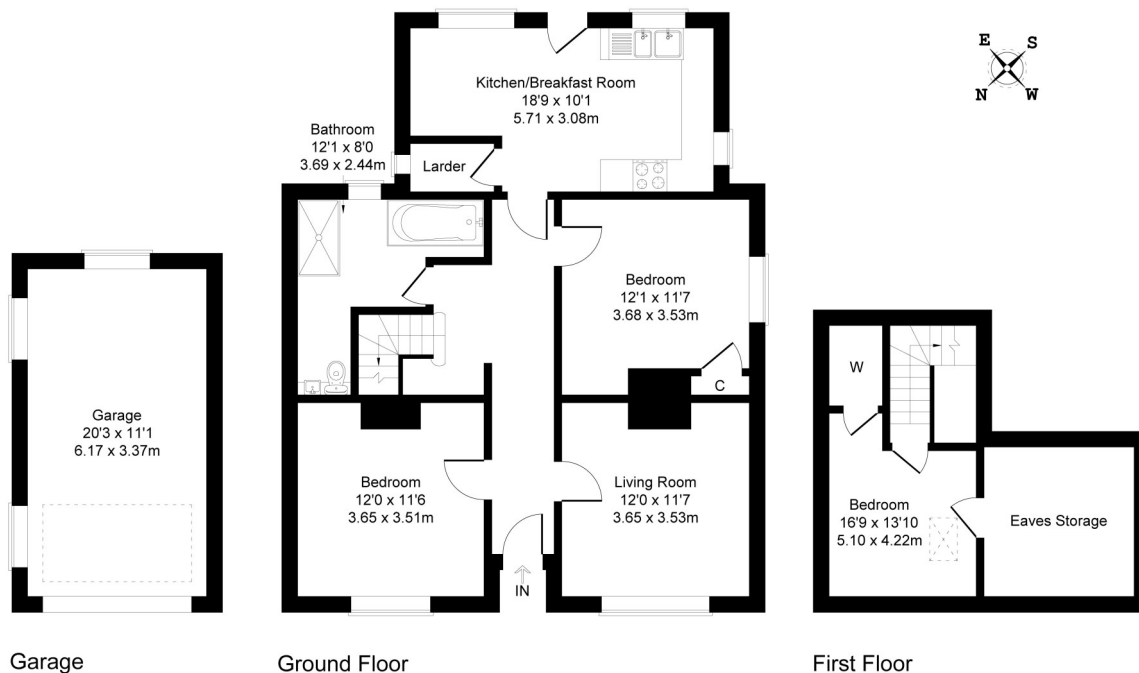


Illustration for identification purposes only, measurements are approximate, not to scale.



**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D: £2,366.96 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: 10799.

