



Highfield Rise, Shrewton

£395,000

Highfield Rise, Shrewton, Wiltshire SP3 4DZ

- Quiet Cul De Sac Location ·Within Reach of Village Amenities
- Kitchen/Breakfast Room with Access to Garden
- Large Sitting Room, Opening into Dining Area ·Three Bedrooms, with Ensuite to Main
- Further Family Bathroom ·Generous Rear Garden ·Single Garage & Off-Road Parking
- No Onward Chain ·EPC: Awaited.

DESCRIPTION

A three-bedroom link detached bungalow positioned in the heart of the village, within a quiet cul de sac location within reach of the village amenities.

The accommodation which has undergone recent re-furbishment includes an entrance hall, kitchen/breakfast room with access to the garden, large sitting room opening into a further reception/dining room, three bedrooms, with ensuite shower room to the main, and a further family bathroom.

Externally there is a single garage, several garden sheds, a generous rear garden and off-road driveway parking.

LOCATION

Shrewton is a popular, friendly village in the heart of Salisbury Plain, close to Stonehenge which allows free entry for Shrewton residents. The village has local amenities including a local butcher, doctors, convenience store, hairdresser, recreation ground and a pub.

The local town, Amesbury has further amenities including supermarkets, doctors, dentists, schools, a library, restaurants and plenty of local shops, including a butcher, bakeries and pubs. Local events include a weekly market, the Dogs Trust Show, Amesbury Carnival and Durrington Festival.

Situated to the south is the Cathedral city of Salisbury which provides a comprehensive choice of schooling, further shopping, restaurants, leisure facilities and a theatre. The city has a range of supermarkets as well as Park & Ride services into the city centre.

A303 (London/Exeter) 3m, Amesbury 7.5m, Salisbury 11m, Warminster 13m. Trains: Salisbury (London Waterloo 85 mins).



SERVICES

The property is connected to mains electricity, water and drainage. There is oil fired central heating in which we have been informed the boiler was installed in 2024.

LOCAL AUTHORITY

Wiltshire Council Tax Band D

TENURE

Freehold





OUTSIDE

The property is located in a quiet cul de sac location where you approach a driveway providing parking for a couple of vehicles, as well as access to the single garage with power, lighting and up and over door. A paved pathway then leads to the front door, along with a side access taking you to the rear of the property.

The westerly facing rear garden can also be accessed from both the sliding doors in the dining room, along with the single door in the kitchen breakfast room, where you step out onto a patio. The rest of the garden is divided into two tiers, both mainly laid to lawn, providing a blank canvas for those with green fingers.

The garden has several sheds used for storage along with a door in the back of the garage providing access. It is enclosed to all sides by wooden panel fencing.

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

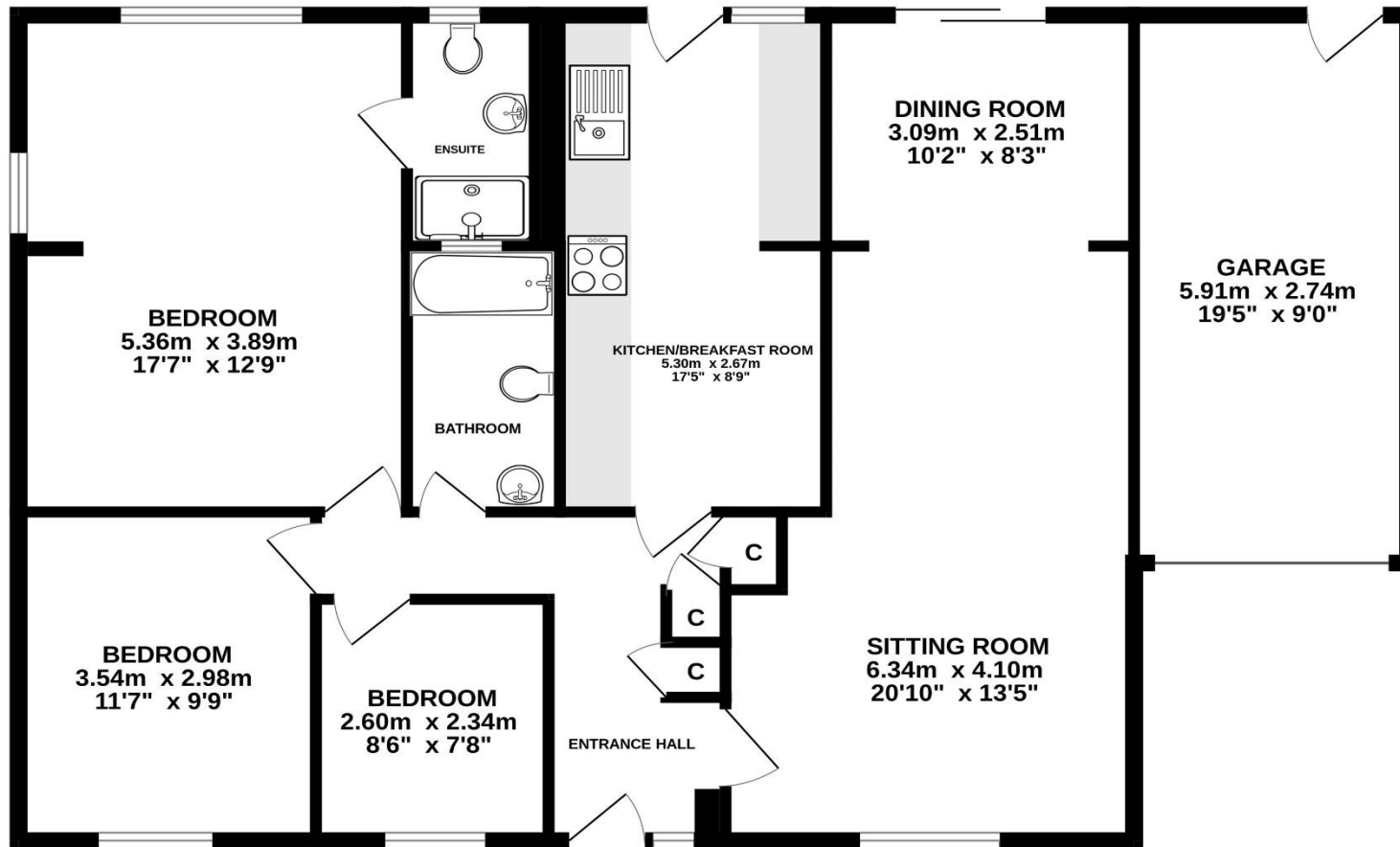
VIEWINGS

Strictly by appointment, only with Boatwrights.

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GROUND FLOOR
114.9 sq.m. (1237 sq.ft.) approx



TOTAL FLOOR AREA : 114.9 sq.m. (1237 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice

These 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. All measurements and the proportions of the floor plans provided are approximate.
22 April 2024

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