



GOMELDON

Boatwrights
Estate Agents



MILE END HOUSE

175 East Gomeldon Road,
Gomeldon Salisbury SP4 6NB

Summary Of Accommodation

Immaculately Presented, Substantial Family Home | Accommodation in Excess of 3000 Sq Ft | Kitchen/Dining Room | Large Sitting Room with Fireplace | Four Further Receptions | Four Double Bedrooms, all with Built in Wardrobes & Ensuite Facilities | Utility | Downstairs WC | Triple Garage & Ample Off-Road Parking | Large Rear Garden with Stunning Countryside Views | EPC: C

The Property

Well positioned on a quiet no through road, backing onto open countryside, this substantial family home, which has been significantly enhanced and extended by the current owner providing a modern, low maintenance style of living.

The immaculately presented accommodation, which comprises of over 3000 square feet of accommodation, plus the garage includes, to the ground floor, a welcoming entrance hall, kitchen/dining room, separate dining room/reception, utility, large sitting room with wood burning stove and access into the garden, further garden room, again with access into the garden, study, WC and a downstairs double bedroom with built in storage and ensuite shower room.

To the first floor there are a further three double bedrooms, all with individual ensuite facilities and built in wardrobes, the main bedroom having a dressing area, along with bath and shower in the ensuite.

Externally there is a triple garage providing a fantastic space, parking for several vehicles and large garden to the rear, looking out onto the countryside beyond.





Location

Gomeldon is situated north east of Salisbury, near to Porton. Located in the Bourne Valley, Gomeldon offers exceptional views of the countryside - ideal for walking and equestrian activities. Local amenities include a primary-school and the nearby village of Porton provides a shop and a take away outlet.

The Cathedral city of Salisbury has a comprehensive choice of schools as well as excellent shopping and recreational facilities which include a theatre, cinema, arts centre, restaurants, pubs, clubs, supermarkets, dentists, doctors' surgeries, hairdressers, library, leisure centre and fitness gym. The city also has 5 Park & Ride services for ease of access into the city centre.

Salisbury 7m, Amesbury 6m. Trains to London Waterloo: Grateley 10m (100 mins), Salisbury (85 mins).

Outside

The property is located on a no-through road, where you enter a paved driveway, providing parking for several vehicles, along with access to the detached triple garage, with three up and over doors, power and lighting. There is access to the rear via gates, located either side of the property.

The rear garden can be accessed from either the sliding doors in the sitting room, or the bi-fold doors in the garden room, each providing access to the extensive patio, a fantastic space for outdoor entertaining, making the most of the countryside views beyond. The rest of the garden is made up of a large lawned area, with planted borders full of colour and life. At the end of the garden is a further nature garden, which has been planted with an array of wild flowers.

Services

The property is connected to mains electricity, water and drainage. There is gas fired central heating, along with electric controlled underfloor heating in the garden room and four ensuite bathrooms. There is a wood burning stove in the sitting room.

Local Authority

Wiltshire Council, Band G.

Tenure

Freehold

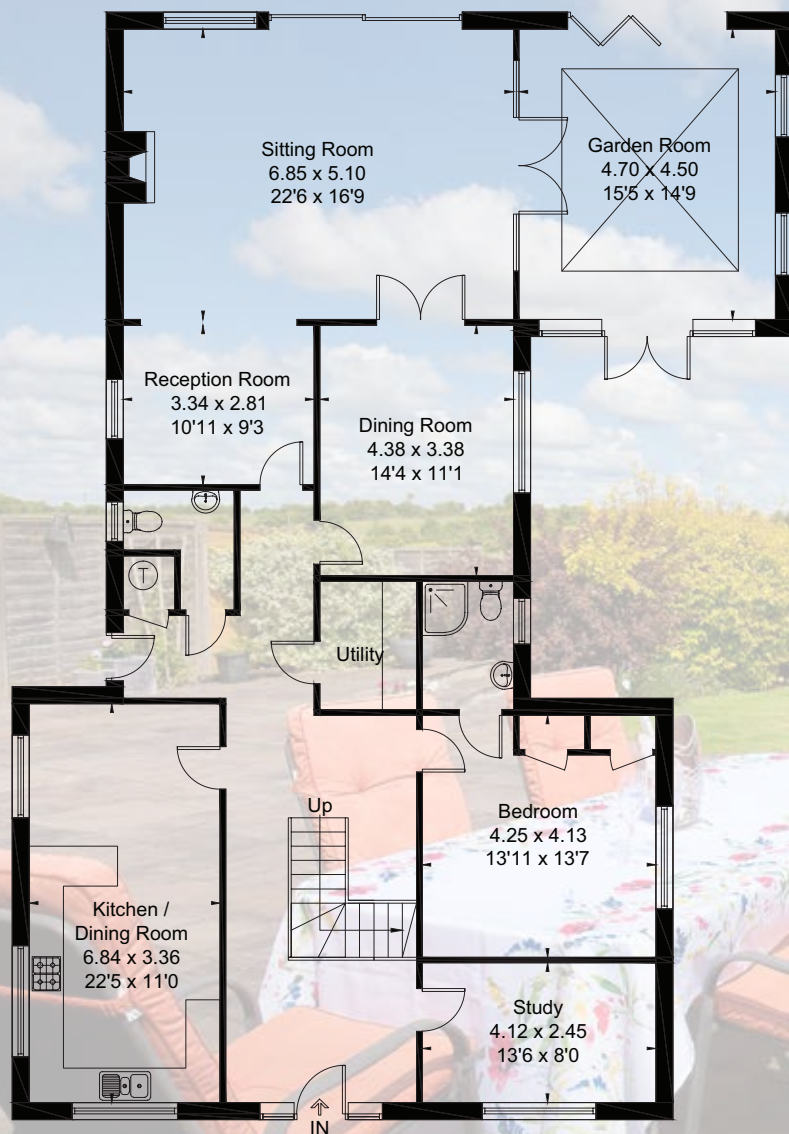
Viewings

Strictly by appointment, only with Boatwrights. 01747 859 359.
www.boatwrights.co.uk

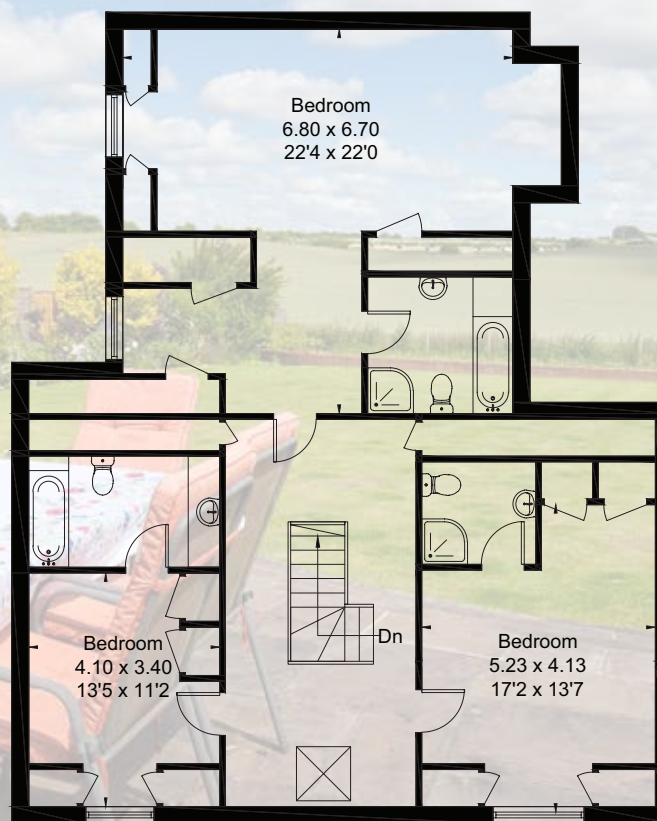




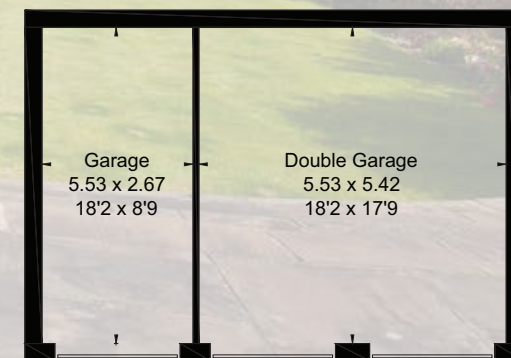
Approximate Floor Area = 337.4 sq m / 3632 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. 27th January 2025

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