

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

5 Croft Heights, Whiteparish, Salisbury SP5 2SY



Spacious well laid out three-bedroom Bungalow. Cul-de-sac in the rural village of Whiteparish close to the New Forest National Park. Integral Garage. Glazed Garden Room. Local amenities and good transport links to neighbouring Towns and Cities.

PRICE GUIDE £700,000

OFFERS INVITED

FREEHOLD FOR SALE



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VIEWING INSTRUCTIONS: By Appointment with the Selling Agent Only. It is essential to view the information available at the website www.gileswheeler-bennett.co.uk prior to contacting the Selling Agent, telephone 01489 896977.

VIDEO DRONE FOOTAGE: See the website www.gileswheeler-bennett.co.uk and further details, photographs and drone video footage is available showing the whole Property.

LOCATION: See **Location Plan**. **What Three Words:** //compress.lads.velocity. Whiteparish is an attractive, rural village in Wiltshire around 5 miles south-east of Salisbury and close to the New Forest National Park. The local community is active and there are various clubs, societies and organisations granting all the benefits of rural village life. Despite this the village is in a convenient location close on the A27 and the A36 main roads providing good access to Salisbury, Southampton and Romsey conurbations provide.

DIRECTIONS: From A36 south-east (Salisbury): Travel south-east from Salisbury along the A36 for approx. 5 miles. Turn left onto the A27, Brickworth Road signed 'Whiteparish'. After approx. 1 mile you will enter the village of Whiteparish. At the Church turn right down Common Road, Croft Heights is approx. 275m along on the left. The Property is accessed via a short drive.

DIRECTIONS: From the Centre of Whiteparish: At the All Saints Church head south along Common Road. Croft Heights cul-de-sac is approx. 275m on the left.

BUNGALOW: Modern bungalow constructed in 1980's – early 1990's (approx. Gross Internal Area 140.6m²/1,513ft²). See **Floor Plan** below. Accessed via a driveway off Croft Heights which is a quiet cul-de-sac of similar dwellings. Pasture and equestrian property neighbouring the rear boundary of the Property. Ample parking for at least 3 cars on the private drive. The Property is registered on the Land Registry with title number WT209292.

INTEGRAL GARAGE: 18m²/1,94ft². Electric Roller Shutter Doors.

GARDEN : Good sized rear garden. Garden Room and Summer House.

PLANNING: The Property lies with the Wiltshire Council Local Plan Area and within the Whiteparish Settlement Boundary. It lies within the Whiteparish Neighbourhood Plan area although a Neighbourhood Plan has not yet been developed. The Property lies within a Special Landscape Area. There are no other significant planning or environmental designations. Permitted development including to extend the Property remain intact. Our searches have revealed 4 historic planning applications relating to the Property between 1983 and 1991 all for its construction.

SERVICES: Mains Water, Gas, Electricity and Drainage. Gas Central Heating. Telephone and broadband available. Fitted intruder alarm with CCTV cameras front and rear.

LOCAL AREA: In Whiteparish itself there are a range of local amenities including a village shop/post office, church, a medical practice, recreation ground and village hall and a primary school. There are also two well-regarded pubs Salisbury is within easy reach along the A36 with a full range of amenities including schools, leisure facilities and shops.

COUNCIL TAX: Property Band = F for year 2021/2022 = £2,845.91

EPC RATING: See later in these details.

LOCAL AUTHORITY: Wiltshire Council, The Council House, Bourne Hill, Salisbury, SP1 3UZ . Tel: 0300 4560117. <https://www.wiltshire.gov.uk/>

For Further Information Contact:
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FLOOR PLAN

Approximate Gross Internal Area = 140.6 sq m / 1513 sq ft
 Garage = 18.0 sq m / 194 sq ft
 Total = 158.6 sq m / 1707 sq ft

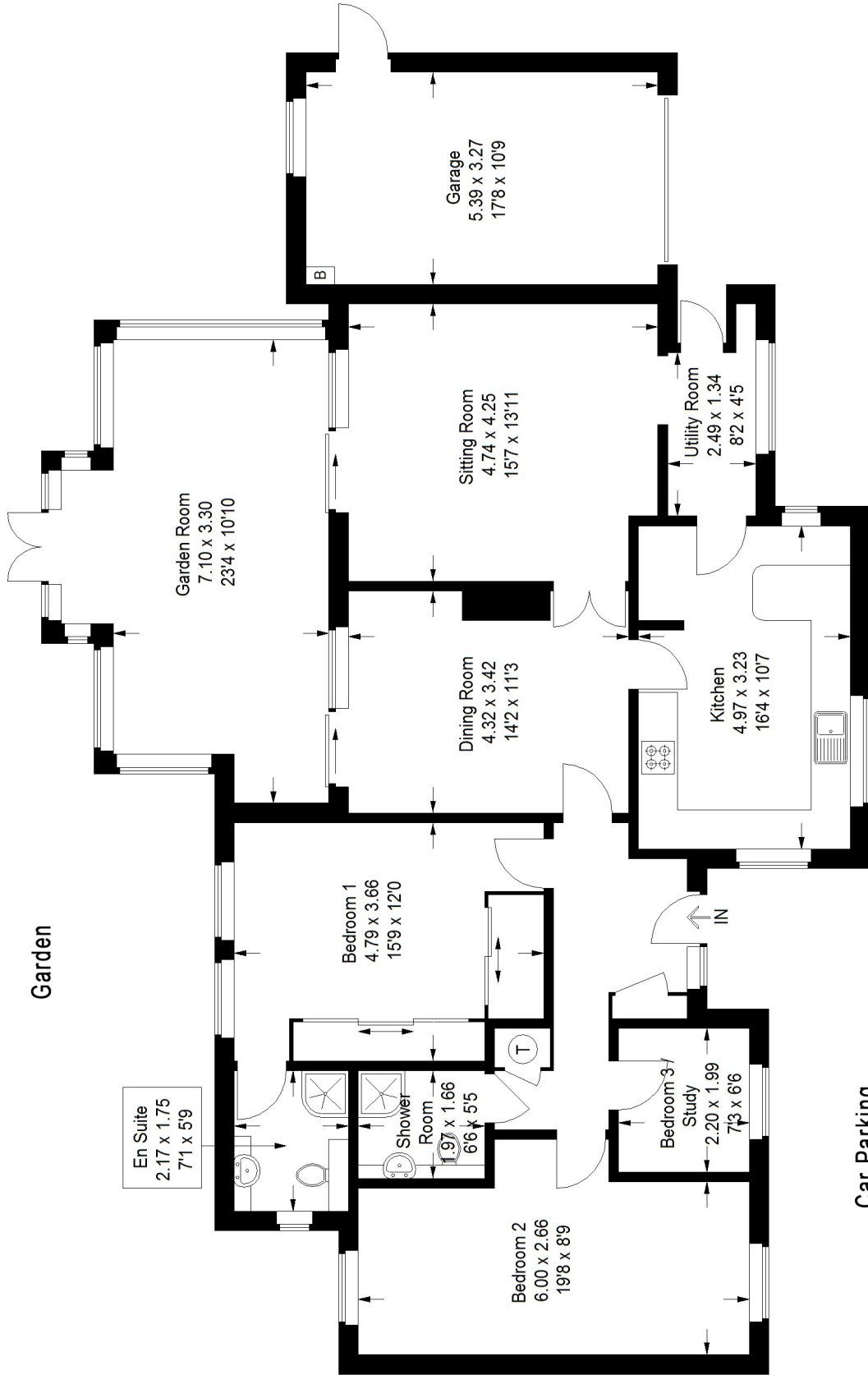
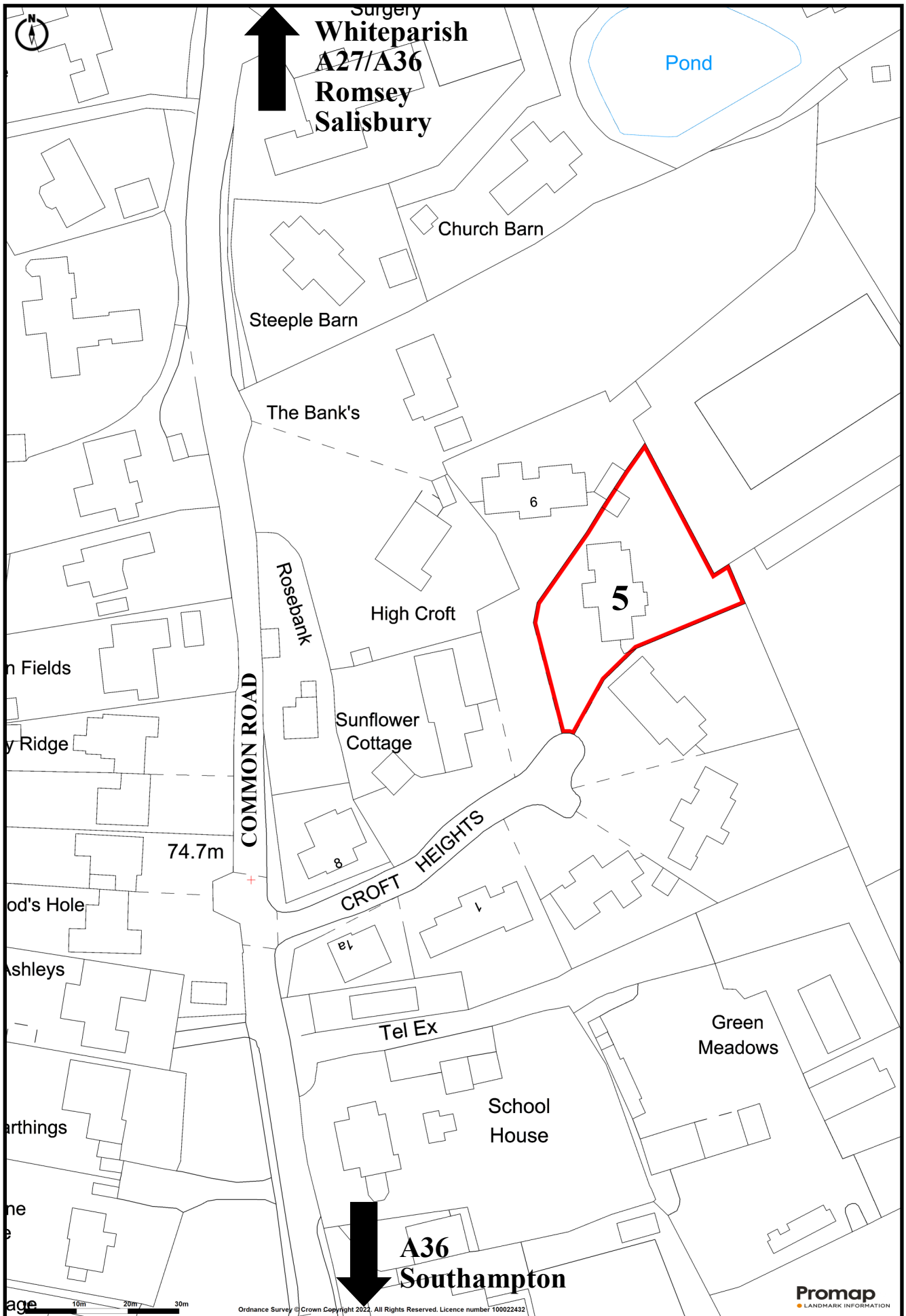


Illustration for identification purposes only, measurements are approximate, not to scale. (ID829671)

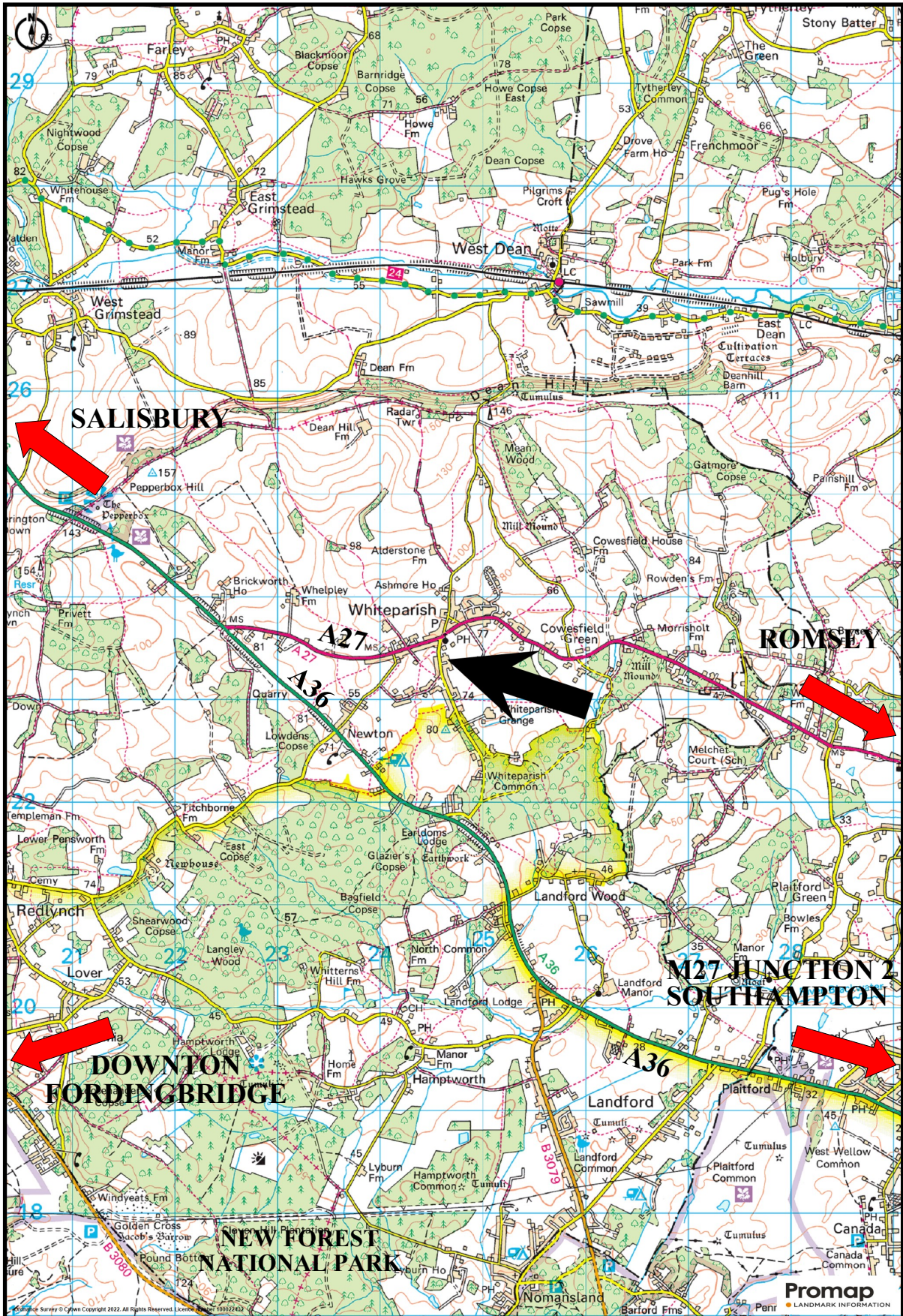
Subject to Survey

SITE PLAN



Subject to Survey

LOCATION PLAN



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
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4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.