



Kingsmead, Great Wishford

£310,000

Kingsmead, Great Wishford, Salisbury, Wiltshire SP2 0PU

- Semi Detached House Backing onto Open Countryside
- Quiet Cul De Sac Location
- Kitchen with Room for Small Dining Table
- Spacious Sitting Room with Wood Burning Stove & Access to Garden
- Three Bedrooms, the Main with Built in Storage & Countryside Views
- Family Bathroom, Plus Downstairs WC
- Single Garage & Off-Road Parking
- Generous Rear Garden, again providing Views
- No Onward Chain
- EPC: D.

### DESCRIPTION

A well-appointed three-bedroom semi-detached house backing onto open countryside, located in the heart of the village, within the quiet cul de sac location, with several country walks from the doorstep.

The accommodation, which has been well looked after, includes a kitchen large enough for a small dining table, spacious sitting room with wood burning stove, downstairs WC, three bedrooms (two doubles and a single) and is served by a family bathroom.

Externally there is off road parking, along with a single garage and generous garden to the rear. The property, which is raised, benefits from countryside views over the meadow land and river beyond.

### LOCATION

Great Wishford is a picturesque village in the Wylde Valley three miles upstream from Wilton. The village has a triangular street layout comprising West Street, South Street and Station Road. Great Wishford is one of the few villages that still celebrates Oak Apple Day on 29th May each year, as well as holding an annual village fete.

The village benefits from fantastic walks through Grovely Woods and along the Wylde River which is also popular for trout and fly fishing. In addition, there is a public house (The Royal Oak), a Primary School and church, as well as two further public houses within walking distance for those feeling fit. Great Wishford is also in the catchment area for schools including Bishops Wordsworth, South Wilts and Sarum Academy. Buses also run to Warminster. There is both a local running and cycling club which meet in the village, as well as several local sports teams at the South Newton playing fields, which can be accessed via a local footpath.

The property is situated a short drive away from Wilton, a former capital of Wessex and stately home to the Earl of Pembroke, which has a good general range of shops and social outlets. The cathedral city of Salisbury is 6 miles away and has an excellent shopping centre, market and recreational facilities that include a theatre, cinema, arts centre and leisure centre. Salisbury also has a mainline railway station with London Waterloo being approximately 85 minutes travel time away.

### SERVICES

The property is connected to mains electricity, water and drainage. Heating is electric along with a wood burning stove in the sitting room.





## **OUTSIDE**

The property is located in a quiet cul de sac location where you enter a driveway providing off road parking for one or two vehicles, along with access to the single garage, which has up and over door, power and lighting, as well as a door at the back providing access into the garden.

The mature rear garden can also be accessed from the sitting room, where you step out onto a recently fitted, raised decking. This leads down to a patio, perfect for the outdoor furniture, benefiting from the countryside views beyond. The rest of the garden is mainly laid to lawn, bordered by wooden panel fencing and hedging, with a mature tree at the bottom.

## **LOCAL AUTHORITY**

Wiltshire Council Band C.

## **TENURE**

Freehold

## **STAMP DUTY**

To calculate the stamp duty payable on this property visit [www.hmrc.gov.uk/tools/sdlt/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdlt/land-and-property.htm)

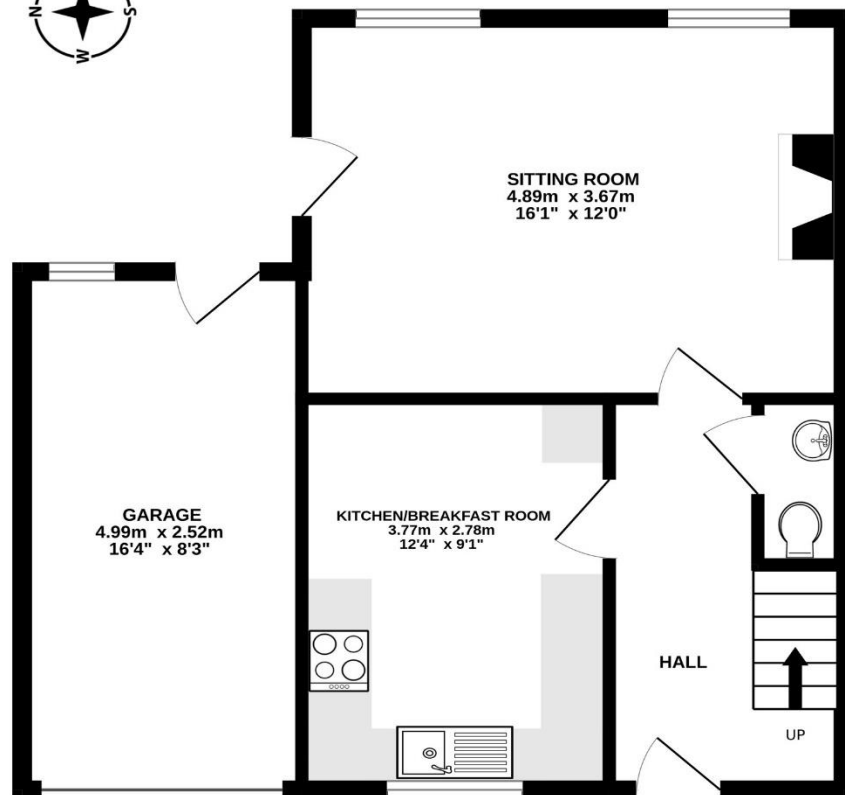
## **VIEWINGS**

Strictly by appointment only with Boatwrights of Tisbury, please call 01747 859359 to arrange a viewing.

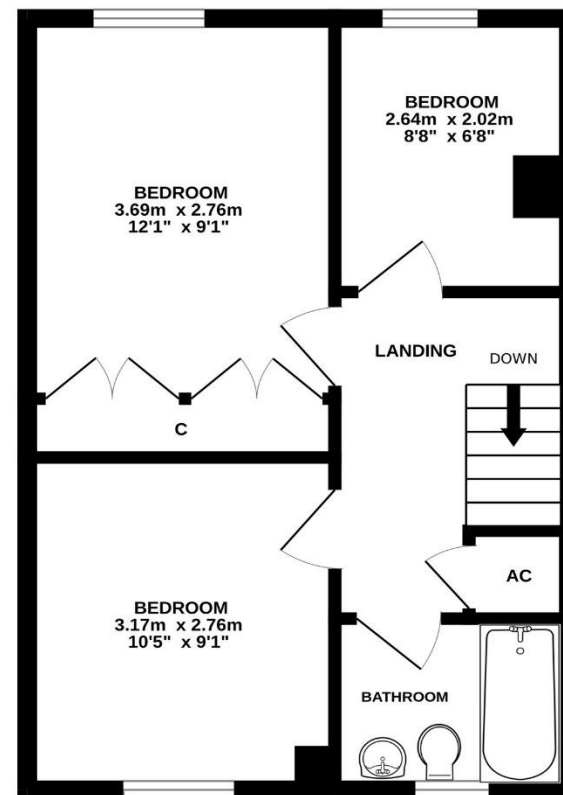




**GROUND FLOOR**  
48.5 sq.m. (522 sq.ft.) approx.



**1ST FLOOR**  
36.0 sq.m. (388 sq.ft.) approx.



**TOTAL FLOOR AREA : 84.5 sq.m. (909 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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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.  
**23 October 2024**