



99 High Street, Netheravon, Salisbury, Wiltshire, SP4 9PJ

£380,000 Freehold

A well presented and extended two bedroom character house with a large garden and ample off road parking.

Description

A beautifully presented and extended two bedroom character house centrally situated within this popular village and with a large garden which approaches a third of an acre backing on to open fields. There is also a home office/garden room. The property is finished to a high standard with oak veneer doors, oak flooring and plantation shutters, double glazing throughout with a woodburner in the sitting room, a lantern window in the extended dining/breakfast room and a four piece bathroom suite. Central heating is via LPG cylinders. The accommodation comprises an entrance hallway, a downstairs cloakroom, a cosy sitting room and a kitchen with an attractive range of cupboards. This leads through to a dining/breakfast room which has been extended and has French doors leading to the garden. On the first floor are two double bedrooms and a bathroom. The large garden is a feature of the property and would suit keen gardeners. There is a patio area outside the French doors with steps leading up to the gravel driveway with parking for several cars. The drive is accessed through secure double drive gates. There is a lovely kitchen garden with raised beds, brick based timber greenhouse and two sheds. At the end of the garden, brick edged flower borders lead to a further seating area with views over open fields. The property lies conveniently close to the villages amenities which include a shop and post office, primary school, public house, coffee shop and florist and village hall. Access to the A303 is convenient and Amesbury lies approximately 6 miles away. The property is offered with no onward chain.

Property Specifics

The accommodation is arranged as follows:

Entrance Hall

Oak front door with glazed viewer, radiator, stairs with storage cupboard under, tiled floor.

Cloakroom

Fitted with a low level WC, wash hand basin, radiator, extractor, part tiled walls and tiled floor.

Sitting Room

Two windows to front, radiator, fireplace with inset woodburner and exposed timber mantel over, inset spotlights, oak flooring.

Kitchen

Fitted with cream fronted base and wall units with work surfaces over, stainless steel sink and drainer with mixer tap under window to rear, further window to rear, space/plumbing for washing machine and slimline dishwasher, space for fridge/freezer, integrated electric double oven, breakfast bar, tiled floor, through to,;

Dining/Breakfast Area

Space for table and chairs, sofa seating area, lantern window, radiator, window to rear, wall mounted boiler, French doors to garden.

First Floor - Landing

Loft access, linen cupboard.

Bedroom One

Window to rear, radiator, fitted wardrobes.

Bedroom Two

Window to front, radiator.

Bathroom

Fitted with a white four piece suite comprising panelled bath, shower cubicle with rainfall shower, low level WC, wash hand basin with cupboard under, part tiled walls, tiled floor, extractor, heated towel rail.

Outside

The large garden is a feature of the property and would suit keen gardeners. There is a patio outside the French doors with steps leading up to the gravel driveway with parking for several cars. The drive is accessed through secure double drive gates. There is a lovely kitchen garden with raised beds, brick based timber greenhouse and two sheds. At the end of the garden, brick edged flower borders lead to a further seating area with views over open fields.

Services

Mains water, electricity and drainage are connected to the property. LPG cylinder heating.

Outgoings

The Council Tax Band is 'C' and the payment for the year 2025/2026 payable to Wiltshire Council is £2077.03.

Directions

From Salisbury and Amesbury proceed north on the A345. After 4 miles turn right to Netheravon. Proceed through the village and the property can be found on the right hand side shortly before the village shop.

WHAT3WORDS

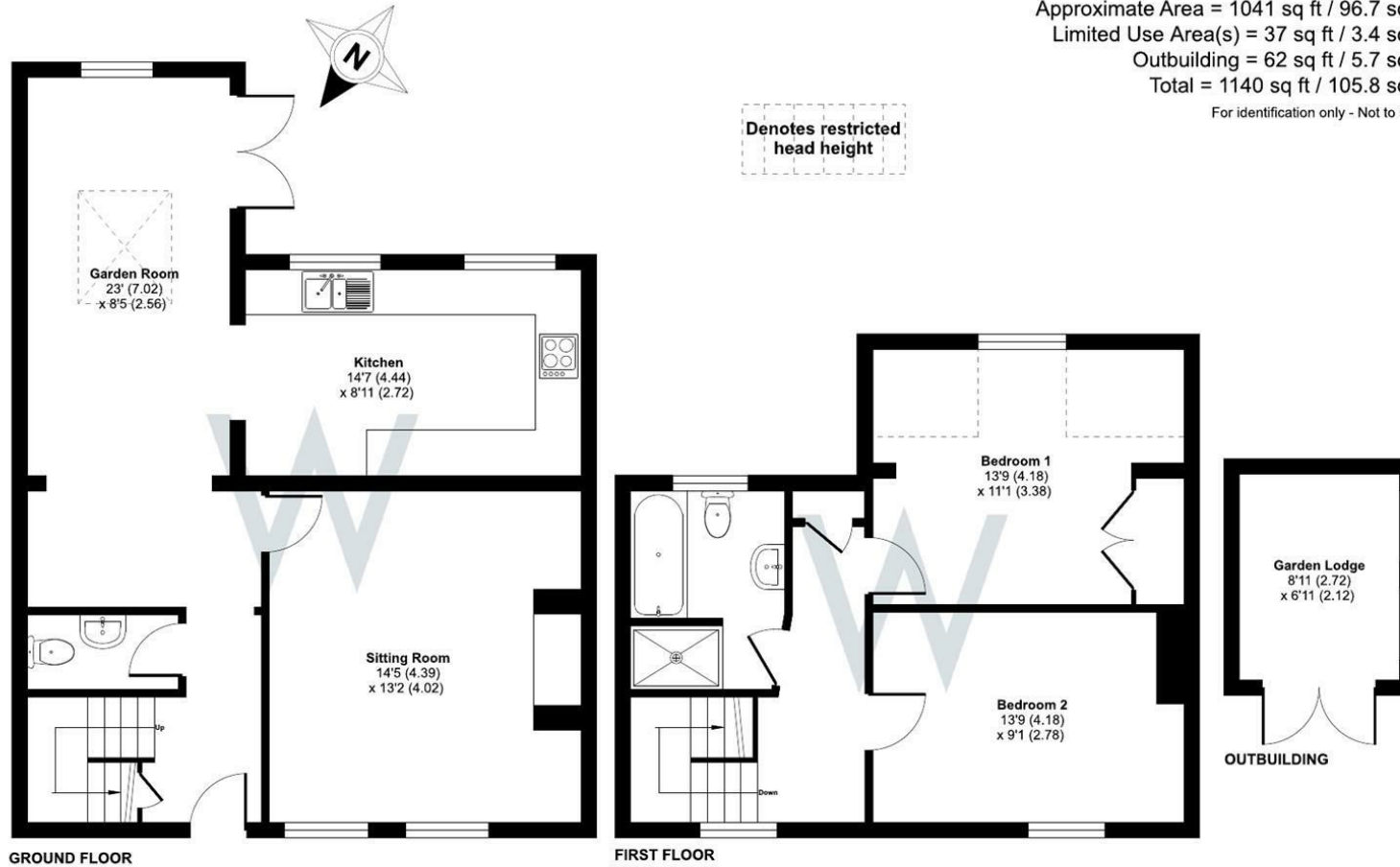
What3Words reference is: clearly.audio.hammocks

High Street, Netheravon, Salisbury, SP4

Approximate Area = 1041 sq ft / 96.7 sq m
 Limited Use Area(s) = 37 sq ft / 3.4 sq m
 Outbuilding = 62 sq ft / 5.7 sq m
 Total = 1140 sq ft / 105.8 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for H W White Ltd. REF: 1270015



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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