



Prospect House, Blandford Road, Coombe Bissett, Salisbury, Wiltshire, SP5 4LH

£375,000 Freehold



## **Detached family home, offered in excellent order, situated on a corner plot offering two parking spaces and extra garden, integral garage and three bedrooms.**

### **Location**

Situated on the edge of the village with uninterrupted panoramic views over Coombe Bissett Nature Reserve. The field opposite has been purchased by Wiltshire Wildlife Trust so the existing view will be preserved. There is easy footpath access to the village, playing field, hall and school and great local walking. Salisbury Hospital is 10 minutes drive away. The village itself has a church, village hall, flourishing primary school, popular pub, bus service and shop/post office.

### **House Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Entrance hall**

#### **Cloakroom/shower room**

Tiled shower cubicle with electric shower, low level WC and wash-hand basin. Tiled walls, shaver socket.

#### **Dining room 13'5" x 8'0" narrowing to 6'9" (4.09m x 2.46m narrowing to 2.08m)**

Built-in single and double cupboards with shelving. Sliding double doors to:

#### **Sitting room 17'7" x 12'9" (5.36m x 3.89m)**

Open fireplace with shelves to side. Picture window to front enjoying extensive views over Coombe Bissett Nature Reserve.

#### **Kitchen 13'3" x 8'11" narrowing to 8'2" (4.06m x 2.72m narrowing to 2.51m)**

Range of work surfaces with inset one and a quarter bowl sink unit, base and wall mounted cupboards, built-in double oven with four-ring ceramic hob and cooker hood over, space and plumbing for washing machine, space and plumbing for dishwasher. Tiled walls. Oil boiler for central heating and hot water, wall mounted programmer. Door to driveway.

#### **Inner hall**

Hatch to loft space, part boarded deep insulation and with loft ladder. Shelved airing cupboard with lagged hot water tank and immersion heater.

#### **Bedroom one 11'11" x 9'6" (3.64m x 2.91m)**

Built-in double wardrobe with mirrored doors.

#### **Bedroom two 11'5" x 9'4" (3.49m x 2.85m)**

Built-in mirror fronted wardrobes to one wall, double doors to courtyard and garden.

#### **Bedroom three 8'9" x 7'5" (2.68m x 2.28m)**

#### **Bedroom four 9'4" to front of wardrobes x 7'4" (2.86m to front of wardrobes x 2.26m)**

Built-in double mirror-fronted wardrobes.

### **Bathroom**

Oval jacuzzi bath with hand-held shower fitting, wash-hand basin and low level WC. Tiled walls.

#### **Studio/workshop 17'3" x 14'9" (5.27m x 4.52m)**

Double doors to front and single door to rear. Power and light.

### **Outside**

The front garden is laid to lawn with well stocked flower beds and walls to side. Double metal gates lead to a tarmac driveway and ample parking. Pedestrian side access to the rear garden with paved patio and steps to lawn with flower beds, hard-standing suitable for summerhouse, garden chalet, greenhouse or shed, oil storage tank, two outside taps and lighting. The whole is enclosed by hedging and fencing.

### **Directions**

Take the A354 Blandford Road out of Salisbury and after about 2.5 miles enter the village of Coombe Bissett. Pass the village church on the left hand side and continue on this road for about a third of a mile and the property will be seen on the right hand side.

### **Services**

Mains water and electricity are connected to the property. Oil fired central heating by radiators. Septic tank drainage.

### **Outgoings**

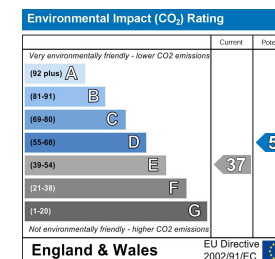
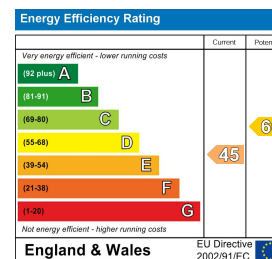
The Council Tax Band is ' E ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2811.47.

### **WHAT3WORDS**

What3Words reference is: ///ritual.third.boxing



Total area: approx. 126.9 sq. metres (1365.7 sq. feet)



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