



**1 Sydney Villas High Lane, Broad Chalke, Salisbury, Wiltshire,  
SP5 5EX**

**Guide Price £450,000 Freehold**



**Rarely available character house ready for modernisation and possibly extension to create a fabulous family home, together with double garage, ample parking and a large garden.**

## **Description**

Rarely available character house ready for modernisation and possibly extension to create a fabulous family home, together with double garage, ample parking and a large garden. It is located on the edge of this highly desirable Chalke Valley village within easy walking distance of the local shop, public house and also near the excellent local school. There is further parking to the rear of the garden offering further access opportunities, oil fired central heating by radiators and double glazed windows. Various works have been carried out in years including wall-tie replacement, roof overhaul and loft insulation. The property is offered at a price to allow for modernisation works. Vacant possession is offered.

## **Entrance Hall**

Built-in double storage cupboard with cupboard above, stairs to first floor, column radiator.

## **Sitting Room**

Picture rail.

## **Dining Room**

Coal-effect gas fire (not operational) in fireplace recess with wooden surround and tiled hearth, shelving to side, picture rail, sliding doors lead to:

## **Kitchen/Breakfast Room**

Range of work surfaces with inset one-and-a-half bowl sink unit with mixer tap over, space for fridge and washing machine. Base and wall mounted cupboards, space for fridge, built-in double oven, electric hob and cooker hood over. Worcester Bosch oil-fired boiler for heating and hot water, central heating programmer.

## **Rear Lobby**

Cupboard housing consumer unit and door to garden.

## **Cloakroom**

Low level WC and wash hand basin.

## **Landing**

Hatch to loft space.

## **Bedroom One**

Double aspect room overlooking rear garden.

## **Bedroom Two**

Range of built-in wardrobes with cupboards above. Dressing table with drawers.

## **Bedroom Three**

Double built-in wardrobe with cupboard above.

## **Bedroom Four**

Double built-in wardrobe with cupboard above. Shelved airing cupboard with lagged hot water tank and immersion heater.

## **Shower Room**

Folding glass door, thermostatic mixer shower, low level WC and wash hand basin in vanity unit. Heated towel rail, fully boarded walls, medicine cabinet.

## **Outside**

The property sits behind a low brick wall with decorative wrought-iron railings. Double wooden gates open to the driveway with ample vehicle parking. water tap, double garage, The long rear garden is laid to lawn with flower beds and shrubs, numerous vegetable areas and further parking space to rear. Enclosed by panel fencing. Wooden garden shed/workshop (4.1m x 2.61m) with light and power. External water tap.

## **Double Garage 19'2" x 17'3" (5.86m x 5.28m )**

Up and over door, pedestrian door, light and power.

## **Outgoings**

The Council Tax Band is 'C' and the payment for the year 2024/2025 payable to Wiltshire Council is £2245.28.

## **Services**

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

## **Directions**

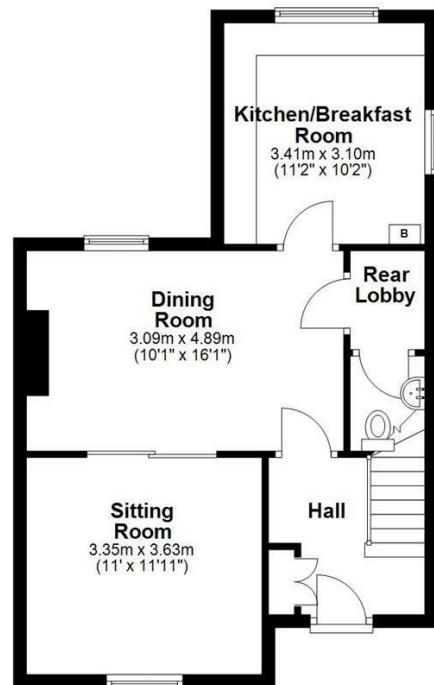
From Salisbury take the A36 turning right at Coombe Bissett signposted to Bishopstone and Broad Chalke. Proceed into Broad Chalke where the road bears to the right and then to the left, where the property will be seen on the left hand side.

## **WHAT3WORDS**

What3Words reference is: //squashes.cope.bake

### Ground Floor

Approx. 48.7 sq. metres (523.7 sq. feet)



### First Floor

Approx. 46.9 sq. metres (504.5 sq. feet)



Total area: approx. 95.5 sq. metres (1028.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**WHITES**

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