



15 Chantry Road, Wilton, Salisbury, Wiltshire, SP2 0LT

£410,000 Freehold



**A spacious, modern detached house situated in a quiet road just off the centre of the market town of Wilton, together with large rear garden, ample parking and single garage.**

### **Description**

A spacious, modern detached house situated in a quiet road just off the centre of the market town of Wilton, together with large rear garden, ample parking and single garage. The property is offered in good order throughout, including double glazed windows and gas central heating by radiators. All facilities of Wilton are within a level walk and vacant possession is offered.

### **Entrance Hall**

Stairs to first floor, understairs cupboard.

### **Sitting Room**

Fireplace with inset wood burning stove and granite hearth and ornamental wooden surround. Sliding doors to:

### **Conservatory**

Solid roof, blinds to windows, double doors to garden, wooden floor.

### **Dining Room**

Wooden flooring, open to:

### **Kitchen**

Tiled flooring, range of wood-effect work surfaces with base and wall mounted cupboards and drawers, space for gas cooker. One-and-a-half bowl stainless steel sink with mixer taps. Part-tiled walls, door to rear lobby. Door to front and garage.

### **Cloakroom**

Low level WC and wash hand basin, tiled floor.

### **Utility Room**

Tiled floor, door to garden, work surface with inset single drainer sink unit, cupboards below, plumbing and space for washing machine, space for fridge-freezer, wall mounted Worcester gas boiler for central heating and hot water. Wall cupboard, tiled splashback,

### **First Floor - Landing**

Hatch to loft space, shelved linen cupboard.

### **Bedroom One**

Range of three double built-in wardrobes.

### **Bedroom Two**

### **Bedroom Three**

### **Bathroom**

Glass fronted cubicle with inset Mira electric shower with hand-held and rainfall heads. Part-timber panelled/part-tiled walls, WC, hand basin with cupboard below.

### **Outside**

The property is approached via a large brick paviour driveway leading to the single garage, with shrubs and flowerbeds to side. Pedestrian access leads to the rear garden which is of a good size with paved terrace, leading to lawn and very well stocked flowerbeds, shrubs and trees, ornamental pond. gravel pathways lead further down the garden to a vegetable area, large wooden garden shed and compost area. Enclosed by timber fencing to all sides. Water tap.

### **Services**

Mains gas, water, electricity and drainage are connected to the property.

### **Outgoings**

The Council Tax Band is ' D ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2418.22.

### **Directions**

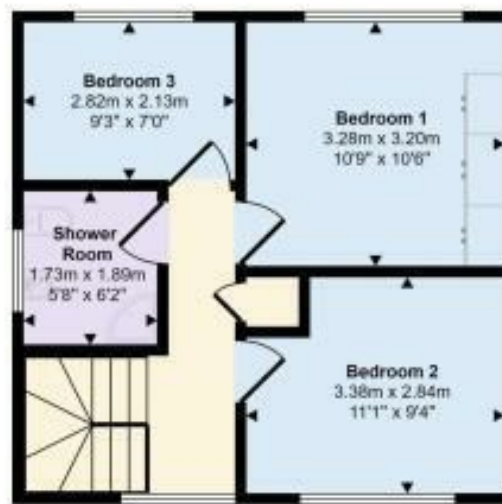
From the Market square in Wilton proceed along South Street and take the third right into Bulbridge Road. Chantry Road is then first on the left.

### **WHAT3WORDS**

What3Words reference is: [///flamingo.cycled.noted](https://www.what3words.com/uk/flamingo.cycled.noted)



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

## WHITES

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