

Hawkswood



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WHITES

Hawkswood, The Avenue, SP4 0NT

A well presented four double bedroom detached house with a double garage and a south facing garden. Benefits from parking, PVCu double glazing, an air source heat pump and a private aspect.

- Detached house
- Four double bedrooms
- Sitting Room
- Kitchen/dining room and utility room
- Study
- Cloakroom
- Two en-suites and bathroom
- Underfloor heating and double glazing
- Integral double garage and parking
- South facing garden

£750,000





About The Property

The property is an extremely well presented, individually designed four double bedroom detached house set away from the road in a private location in this popular village.

Constructed in 2010, the spacious accommodation benefits from a number of attractive features including PVCu double glazing, underfloor heating via an air source heat pump with each room being individually controlled, solar panels, oak veneer doors, solid oak flooring throughout most of the ground floor, ample parking and garaging and a lovely south facing garden.

On the ground floor, there is a large entrance hallway with an attractive turning staircase and a cloakroom with a fitted mirror. There is a good size study which could be used as another bedroom and the sitting room has double French doors on to the rear garden and an exposed brick chimney breast with an inset calor gas woodburner style stove.

The kitchen/dining room has a high specification with inset spotlights and numerous cupboards and drawers with Quartz work surfaces over. It has an integrated microwave, freezer, full height fridge, dishwasher, two electric ovens and a five ring hob with extractor over. There is a central island with a breakfast bar and

built-in wine cooler and freezer. There is a Belfast style double sink with space for a table and chairs and French doors again leading to the garden. Leading from the kitchen is a utility room, beyond which is the integral garage with two up and over doors, power and light and a door to the rear.

On the first floor, all the bedrooms lead off the galleried landing which has a storage cupboard and a velux window. Two of the bedrooms including the master bedroom have fitted wardrobes and en-suite shower rooms. and the other two bedrooms are both doubles. There is also a family bathroom with a shower over the bath.

The property is approached via a private track and shared driveway (with one other house) therefore offering a secluded position. To the front is a brick paved driveway providing off-road parking for three/four cars and there is also a timber storage shed. Access can be gained via both sides of the property in to the rear garden which enjoys a private south facing aspect. It has a porcelain patio with steps leading down to the lawn which has well stocked, mature borders. There is a timber gazebo on a raised timber deck that has low level lighting and power. This provides a perfect entertaining space. To the side of the property is the air source heat pump.



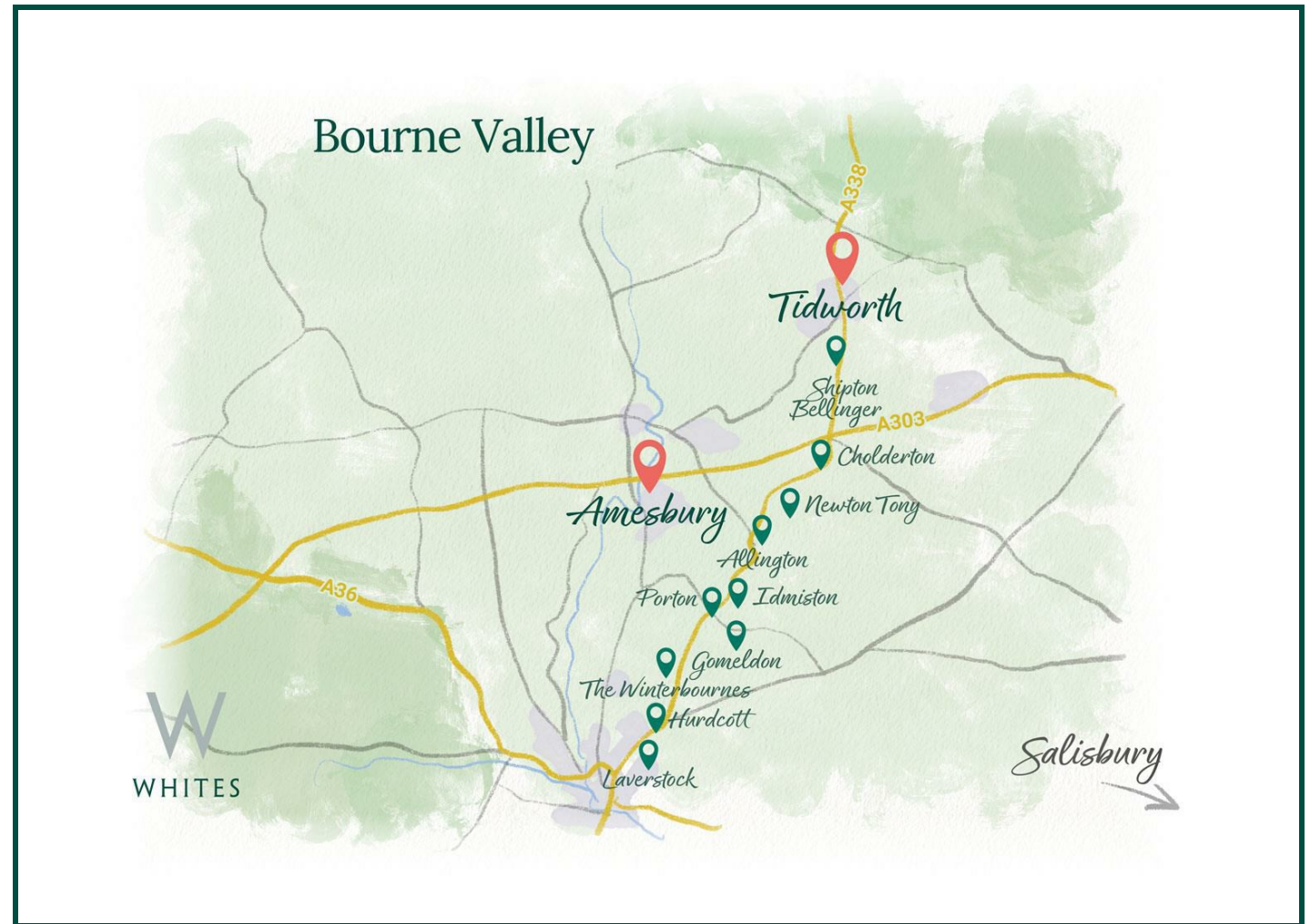


Location

Porton is a well-regarded village in the Bourne Valley, surrounded by open countryside yet offering a strong sense of community and everyday convenience. With a mix of period homes and modern residences, it blends traditional village character with a comfortable, rural lifestyle.

At the heart of the village is a local shop, a GP surgery, and the popular, family-run Porton Garden, Aquatics and Pet Centre, complete with café. The parish church of St Nicholas, dating back to 1877, serves Porton along with neighbouring Idmiston and Gomeldon.

Porton is also home to a primary school with a long-standing reputation and remains well connected via local bus routes. With its peaceful setting, useful amenities, and friendly atmosphere, Porton is an appealing choice for those seeking village life within easy reach of Salisbury.



Southampton Central: 30 mins
Bath Spa: 1 hr
London Waterloo: 1 hr 28 mins



Salisbury: 15 mins
Bath: 1 hour 15 mins
London: 2 hours



Local school: (St Nicholas Primary)
Local public house: 10 mins
Garden Centre: 10 mins
Doctor Surgery/Shop/Chinese Rest: 5 mins

Key Information

Local Authority:

Wiltshire Council

Council Tax:

Band: E - £2,893 (2025/2026)

Tenure:

Freehold

Floor Area:



1905.23 sq ft

Services:

Mains electricity, water and sewerage

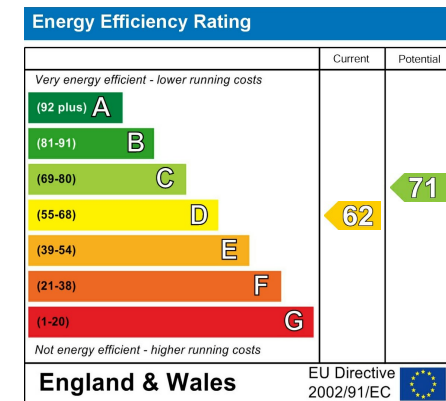
Heating:

Air source heat pump

Directions:

Leave Salisbury on the A360 Castle Road and turn right at the Beehive park and ride. Continue for approximately two miles and at the roundabout proceed forwards and enter the village of Porton. Turn right in to The Avenue and turn right in to a private road after approximately 100 yards.

EPC:



What3Words:

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Hawkwood, The Avenue, Porton, Salisbury, SP4

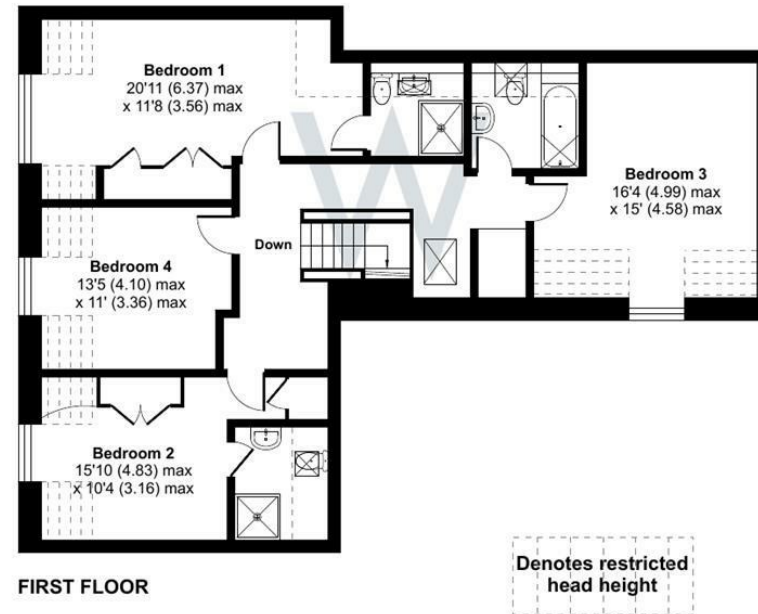
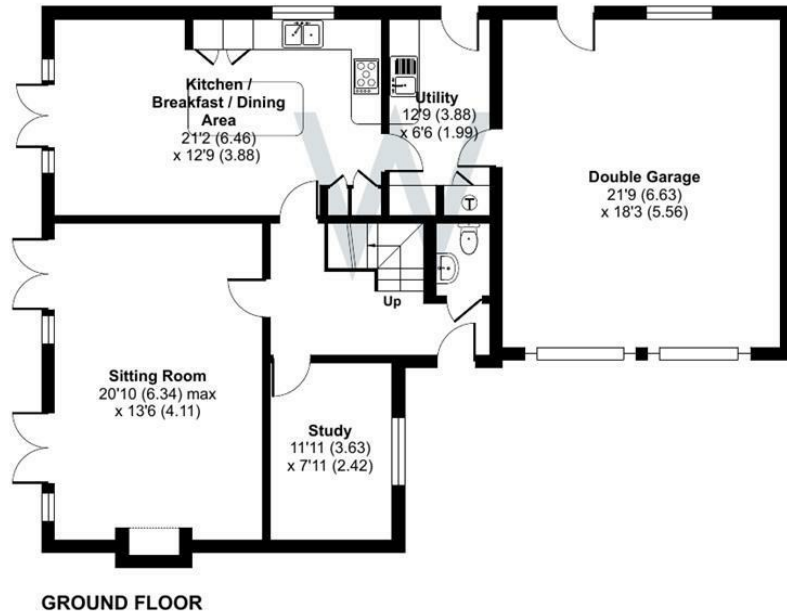
Approximate Area = 1780 sq ft / 165.3 sq m

Limited Use Area(s) = 167 sq ft / 15.5 sq m

Garage = 385 sq ft / 35.7 sq m

Total = 2332 sq ft / 216.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for H W White Ltd. REF: 1342874

