



Hydon House High Lane, Broad Chalke, Salisbury, Wiltshire, SP5 5HA

Guide Price £500,000 Freehold

## **A character detached house offering superb scope for modernisation and alteration, situated in one of the most sought after villages to the west of Salisbury.**

### **Description**

A character detached house offering superb scope for modernisation and alteration, situated in one of the areas most sought after villages to the west of Salisbury. There are two fireplaces, one is open the other an inglenook with woodburning stove. The windows are either upvc double glazed or secondary glazed and there is oil fired central heating by radiators. The garden is south facing and private and offers parking as well as three garages (the integral garage would be perfect for conversion into further accommodation). Offered with vacant possession.

The village has a very good primary school, community shop with post office and cafe, church, doctors' surgery and public house.

### **Entrance Porch**

Quarry tiled floor, door to hall.

### **Hall**

Stairs to first floor, wall mounted thermostat for central heating.

### **Dining Room**

Open tiled fireplace, recess with cupboard and shelves, wall light points, TV point.

### **Sitting Room**

Part parquet flooring, large inglenook fireplace with wood burning stove and bread oven, bressumer beam over, ceiling beams, wood panelled walls, shelved recess, understairs cupboard, further storage cupboards.

### **Kitchen**

Two floor-to-ceiling storage cupboards, double drainer stainless steel sink unit with cupboards and drawers below, work surface with space and plumbing for washing machine beneath, further appliance space, electric cooker space, wall cupboards.

### **Rear Porch**

Quarry tiled floor, deep storage cupboard, cupboard housing Grant oil-fired boiler for heating and hot water.

### **Cloakroom**

WC and wash hand basin.

### **First Floor - Landing**

Hatch to loft space, fitted bookshelves.

### **Bedroom One**

Range of built-in wardrobe cupboards, double aspect room.

### **Bedroom Two**

### **Bedroom Three**

### **Bedroom Four**

Range of wardrobes and shelves.

### **Bathroom**

Shower cubicle with Mira electric shower, shelved airing cupboard with lagged hot water tank and immersion heater, WC, wash hand basin, panelled bath, part-tiled walls.

### **Outside**

The garden faces south and is mainly laid to lawn with flowerbeds and shrubs, gravel parking for several vehicles, log store, outside tap, outside light. Five bar gate and pedestrian gate to side.

Two detached garages with up and over doors under slate and tiled roofs. Integral garage with up and over door, light and power

### **Parking**

Parking for one vehicle is permitted on the gravel drive beside Hydon House.

### **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 Hydon House will be seen almost immediately on the left hand side.

### **Services**

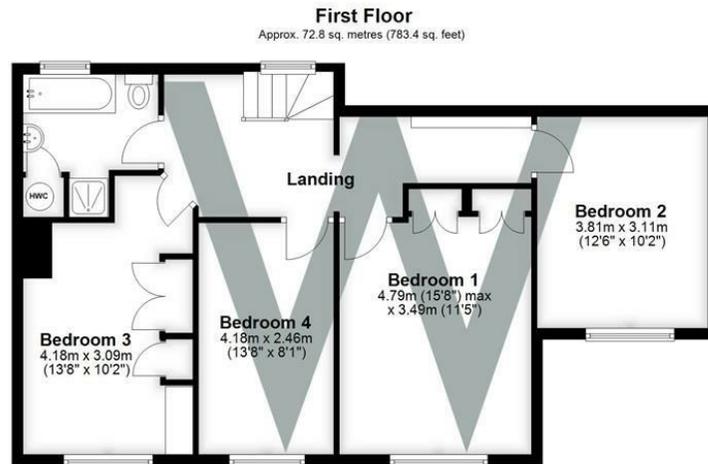
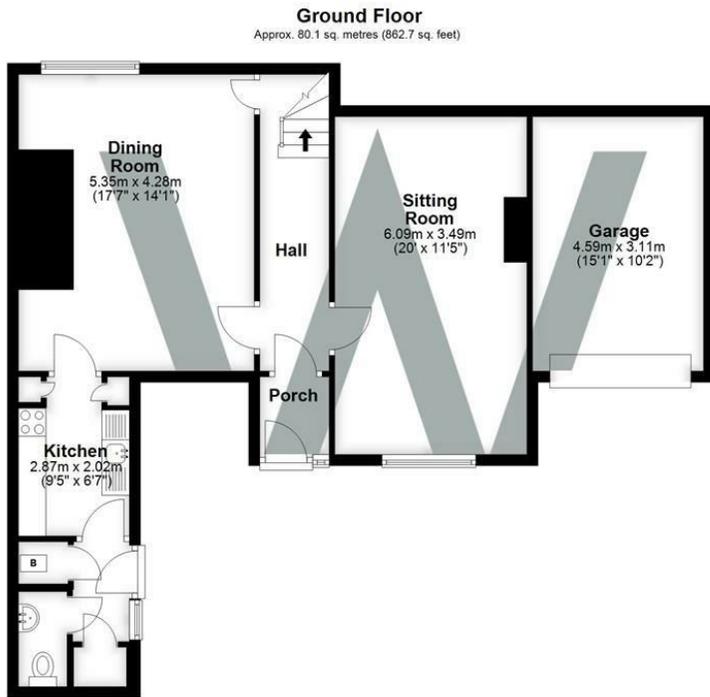
Mains water and electricity are connected to the property. Septic tank drainage, oil fired central heating by radiators.

### **Outgoings**

The Council Tax Band is 'E' and the payment for the year 2024/2025 payable to Wiltshire Council is £2727.13.

### **WHAT3WORDS**

What3Words reference is: ///wiring.indicated.adopt



**WHITES**  
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| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            | <b>94</b> |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  | <b>50</b>                  |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |



