



11 Campbell Vale, Longhedge, Salisbury, Wiltshire, SP4 6JF

Offers In Excess Of £180,000 Leasehold

## About The Property

The property is a modern detached house with a detached garage, constructed in 2023 by Bovis Homes, which offers excellent accommodation and is presented in excellent order throughout.

The house is offered to the market as a 50% shared ownership and the accommodation comprises an entrance hallway which leads to a large cloakroom and the reception room. This open plan space has French doors leading out on to the rear garden and space for a table and chairs. The stairs have a useful cupboard under and the kitchen area has an excellent range of units with fully integrated appliances, inset spotlights and a sink under the window to the front elevation.

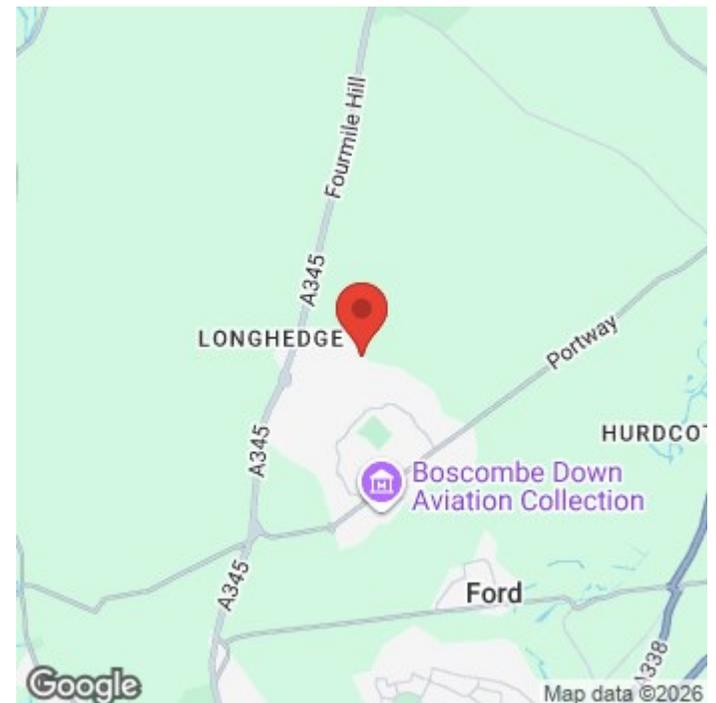
On the first floor, the main bedroom has an en suite shower room and there is a further double bedroom and a single bedroom that has fitted cupboards. The bathroom has a white suite with a shower over the bath and a heated towel rail. Benefits include PVCu double glazing and gas central heating which has a Hive control system.

There is a gravelled front garden and to the side of the house is a driveway with an electric charging point providing off road parking for two cars in front of a detached garage. This measures 5.50m x 2.80m with power and light and a side door leading in to the rear garden. This is lawned and there is a timber workshop/studio with power and light which is currently used as a gym.

The Longhedge development lies approximately two miles north of Salisbury located on the A345 with easy access to both Salisbury and Amesbury. The development has several parks amongst other amenities, including a Spar convenience store. There is a regular Park & Ride service, from the adjacent Old Sarum Development which goes directly into the city centre and the property is located within easy reach of countryside walks.



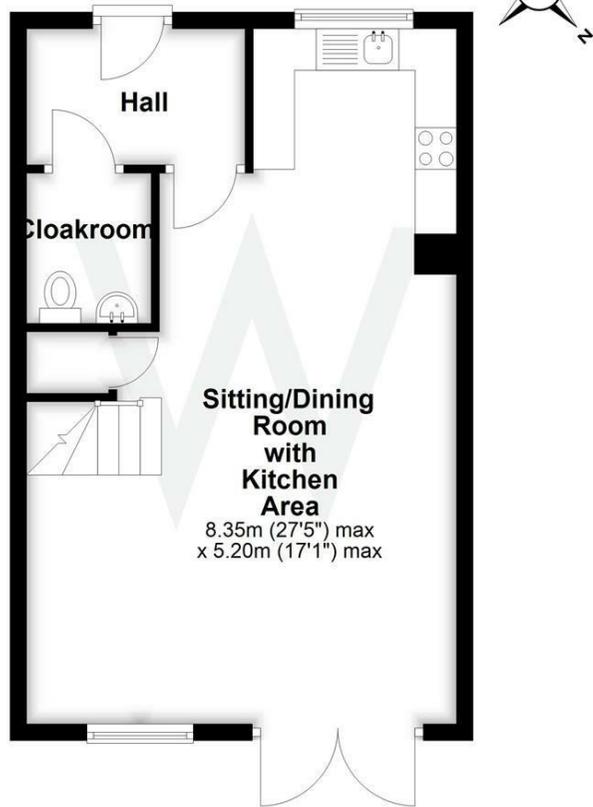
- Detached house
- Shared ownership representing 50% share
- Three bedrooms
- Open plan living with kitchen area
- Cloakroom and FF bathroom
- En suite to master bedroom
- PVCu DG and Gas CH
- Detached garage and parking
- Garden with workshop/studio
- Excellent condition





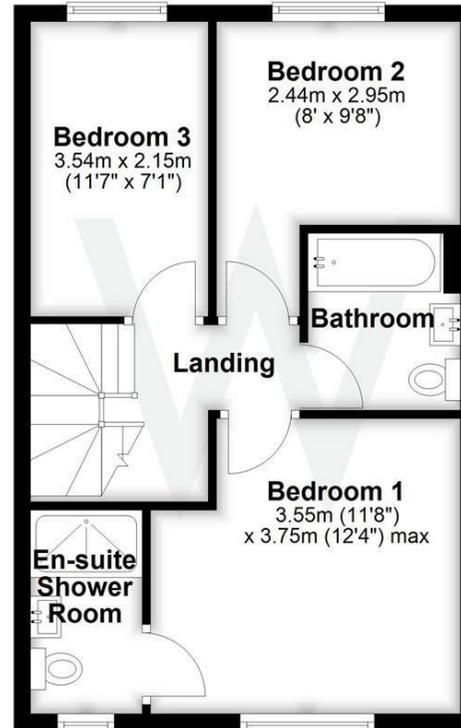
### Ground Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



### First Floor

Approx. 43.3 sq. metres (465.8 sq. feet)



Total area: approx. 86.7 sq. metres (933.6 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: D - £2644.36 (2025/2026)

Tenure: Leasehold

Services: Mains gas, water, electricity and drainage

Heating: Gas central heating

Shared ownership: Representing a 50% share. Rent for remaining share is £600.29 per month. 999 year lease. Service charge £277.92 per annum.

Directions: Leave Salisbury on the A345 Amesbury Road and after the Park and Ride turn right at the next roundabout on to McNamara Street. At the next junction turn left on to Nicholson Vale and at the next junction turn right and immediately left in to Manser Row. Turn right in to Campbell Vale and the house can be found on the left hand side.

What3words:///bunny.encloses.cooks

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</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	