Malraymar, Duck Street, Steeple Langford, Salisbury, Wiltshire, SP3 4NH

Guide Price £450,000 Freehold

A spacious, semi-detached house situated in the heart of the village with a lovely outlook over open fields to the rear and offering terrific potential for extension and alteration to make a wonderful family home.

Description
A spacious semi-detached house situated in the heart of the village with a lovely outlook over open fields to the rear, offering terrific potential for extension, modernisation and alteration to make a wonderful family home. The good plot lies to both the side and rear and there is ample parking and a double garage. The loft could also be converted (subject to permissions) and there is already a window. Central heating is oil-fired by radiators and the windows are double glazed. Vacant possession is offered. This is a wonderful opportunity and we would suggest an early inspection. Proceedable buyers only please.

Location
The village lies some 6 miles to the northwest of Wilton and offers stunning countryside, walking and riding, a wildlife reserve at Langford Lakes which also has a cafe overlooking the water and the Hatch Pool for wild swimming. The A303 to London and the west country is 1 mile distant.

Entrance Porch
Quarry tiled step, glazed door to:

Entrance Hall
Stairs to first floor with cupboard below.

Study
Double aspect room with built-in cupboards and shelving. Door to boiler room which also has an external door to the garden.

Sitting Room
Fireplace recess, wall light points, coved ceiling.

Dining Room
Open fireplace with tiled hearth and surround, wall light points, coved ceiling, sliding doors to:

Conservatory
Tiled floor, low brick wall, sliding door to garden.

Kitchen
Tiled floor, work surfaces with base and wall mounted cupboards and drawers, built-in oven, built-in microwave, built-in electric hob with cooker hood over, space and plumbing for washing machine. Built-in dishwasher, one-and-a-half bowl sink unit with mixer tap over, door to rear lobby with door to garden. Shelved larder.

Cloakroom
Low level WC and wash hand basin.

First Floor - Landing
Deep shelved airing cupboard with lagged hot water tank. Hatch to loft.

Bedroom One
Range of built-in wardrobes, cupboards and drawers. Wash hand basin in vanity unit.

Bedroom Two
Full width range of wardrobes and drawers.

Bedroom Three

Shower Room
Glass-fronted cubicle with thermostatic mixer taps and shower attachment, low level WC and wash hand basin, tiled walls.

Outside
The property is approached through low brick walls with tarmacadam driveway and brick paviour parking area. Double garage with up-and-over door, light and power, roof storage. Flowerbeds to front. Rear pedestrian access leads to side and rear garden which is laid to lawn, with raised terrace, flowerbeds, shrubs and trees. Fencing and hedging to sides, overlooking open fields to rear. Septic tank.

Services
Mains water and electricity are connected to the property. Private drainage. Oil-fired central heating.

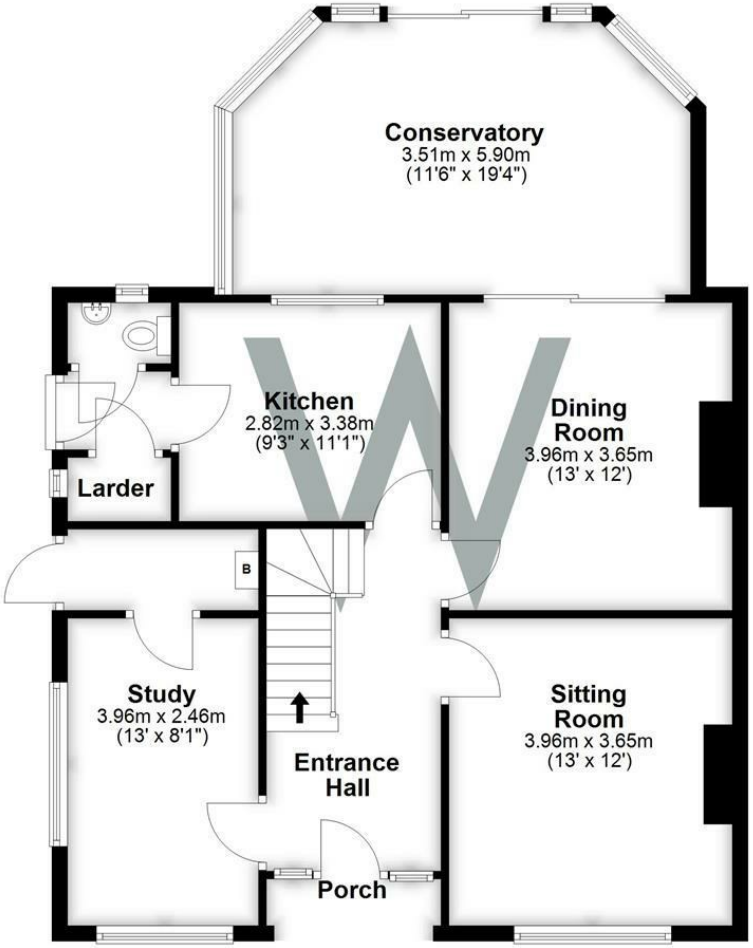
Outgoings
The Council Tax Band is ‘D’ and the payment for the year 2025/2026 payable to Wiltshire Council is £2289.99

Directions
From Salisbury take the A36 and continue past Wilton through the villages of South Newton, Stoford and Stapleford. Turn left signposted to the Langfords and take the second left into Duck Lane. Malraymar will be seen on the right hand side.

WHAT3WORDS
What3Words reference is: ///lessening.gong.effort

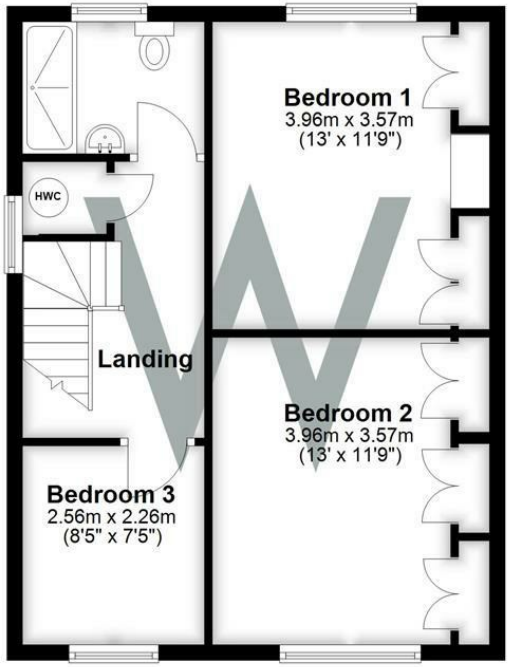
Ground Floor

Approx. 88.6 sq. metres (954.1 sq. feet)



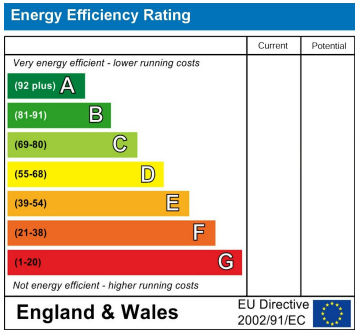
First Floor

Approx. 48.3 sq. metres (519.4 sq. feet)



Total area: approx. 136.9 sq. metres (1473.5 sq. feet)

Malraymar



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