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

Guide Price £350,000 Freehold

About The Property

The property is a deceptively spacious, modern semi detached house, constructed in 2023 by Bovis Homes, which offers excellent accommodation and is presented in superb order throughout.

The accommodation comprises a large entrance hall with a useful cupboard under the stairs. The sitting room has a window to the front aspect and there is a large cloakroom which also currently houses a tumble dryer.

The kitchen/dining room has an excellent range of blue fronted base and wall units with an integrated electric oven and gas hob with an extractor over and space for a fridge/freezer and washing machine. There is a breakfast bar and space for a table and chairs with French doors leading out on to the south westerly facing rear garden. There is also a utility room with a side door on to the driveway.

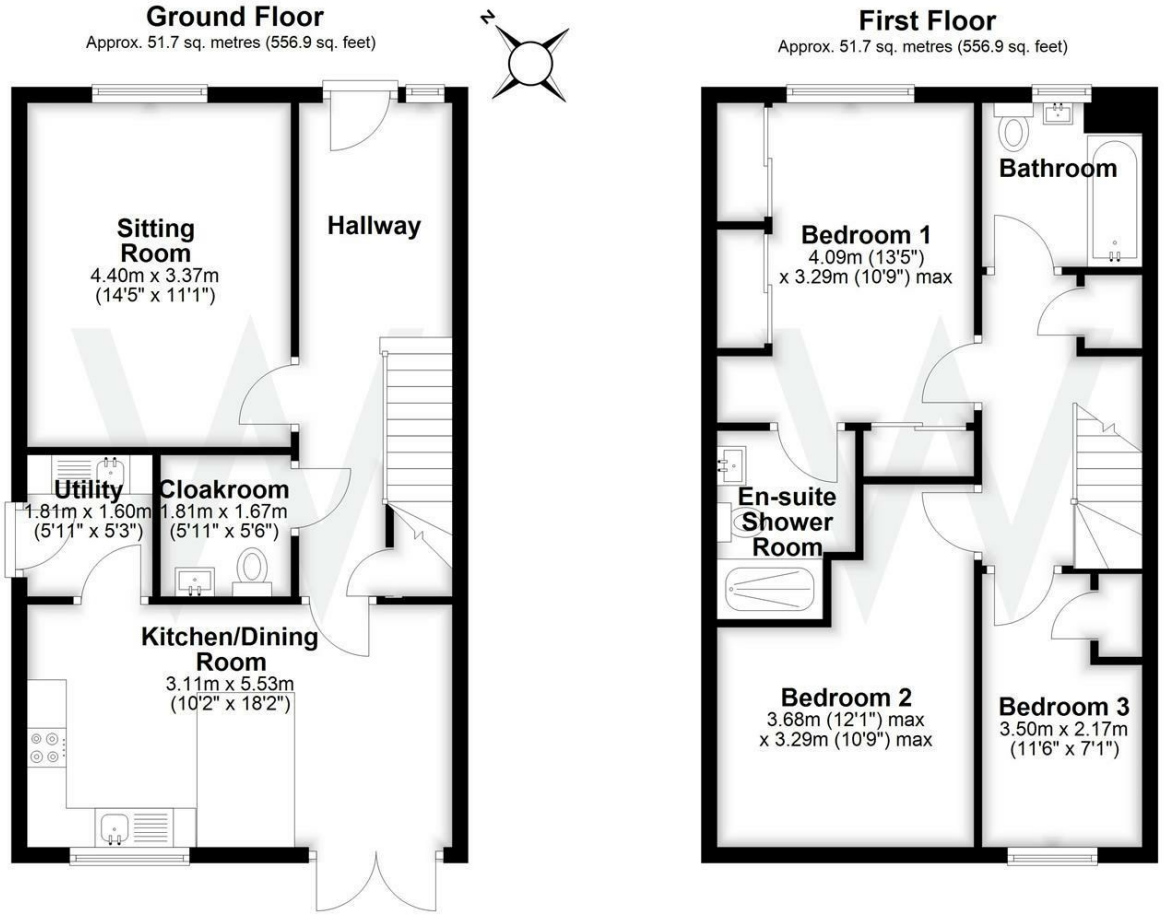
On the first floor, the main bedroom has two sets of mirror fronted, fitted wardrobes and an en suite shower room. There is a further double bedroom with fitted wardrobes and bookshelves and there is a good size single bedroom with a storage cupboard. The family bathroom has a white suite with a shower over the bath.

To the rear is a well stocked garden with lawn and patio and an outside tap and light. There is a side access gate that leads to the driveway which provides off road parking for two cars and there is a single garage. This measures 5.51m x 2.76m and has power and light.

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.

3 2 1 1113.90 sq ft

- Spacious semi detached house
- Three bedrooms
- Sitting room
- Kitchen/dining room
- En suite shower room
- PVCu DG and Gas CH
- Garden
- Garage and driveway parking



Total area: approx. 103.5 sq. metres (1113.9 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: D - £2644.36 (2025/2026)

Tenure: Freehold

Services: Mains gas, water, electricity and drainage.

Heating: Gas central heating

Tenure: Freehold. There is a service charge/management fee of £277 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 right hand side.

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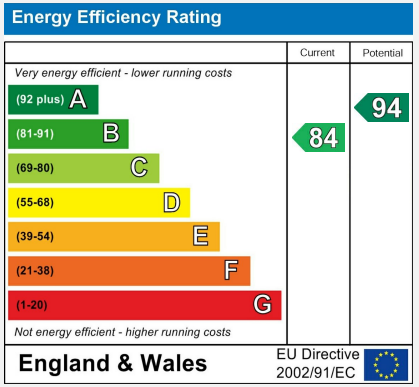

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