



86 The Hollows, Wilton, Salisbury, Wiltshire, SP2 0JE

£325,000 Freehold

## About The Property

The property is an extremely well presented, three bedroom end of terrace house that has been updated by the current owners and it is situated in a semi rural location on the edge of the popular town of Wilton.

The property has well proportioned accommodation with an extended entrance lobby and a sitting/dining room which has an attractive woodburner, wooden flooring and space for a table chairs. This leads through to the kitchen which has an excellent range of grey fronted base and wall units, an integrated oven, hob, extractor and fridge/freezer as well as space for a washing machine. It has an attractive tiled floor, inset spotlights and far reaching views to the rear. There is a useful understair cupboard which has room for a tumble dryer and this also houses the gas boiler which is approximately two years old.

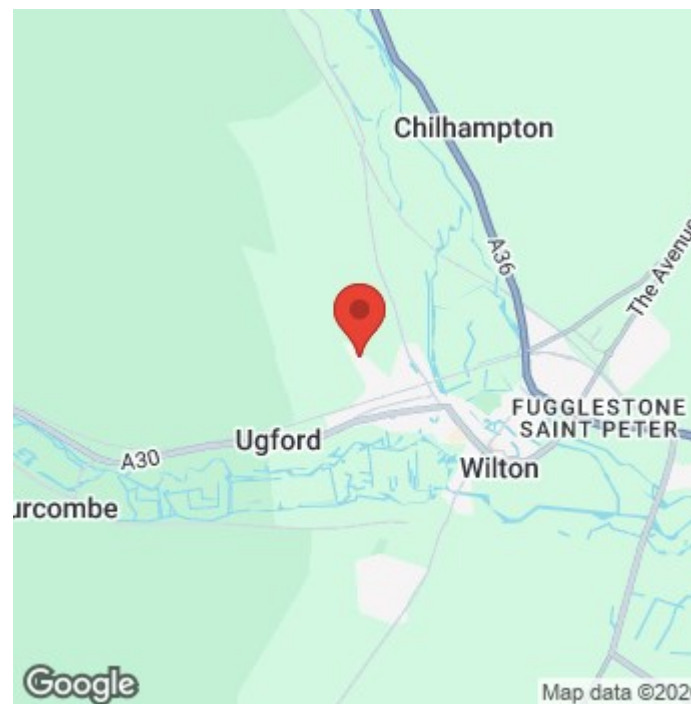
There is a ground floor shower room which has been refurbished with a contemporary white suite that includes a large rainfall shower and storage under the basin. The walls and floor are fully tiled.

On the first floor are three good sized bedrooms with the main bedroom having a feature cast iron fireplace. There are superb far-reaching views from the rear bedrooms across the Wylde Valley and the property benefits from PVCu double glazing and gas fired central heating.

Externally, there is a good sized front garden and an extremely generous rear garden which backs on to open countryside. There is a large shed and a solid workshop, both of which have power. There is a right of way for the neighbouring property to access the front of the terrace. The Hollows lies on the edge of Wilton and provides easy access into Grovely Woods and the town centre itself has an excellent range of amenities and lies approximately half a mile away.

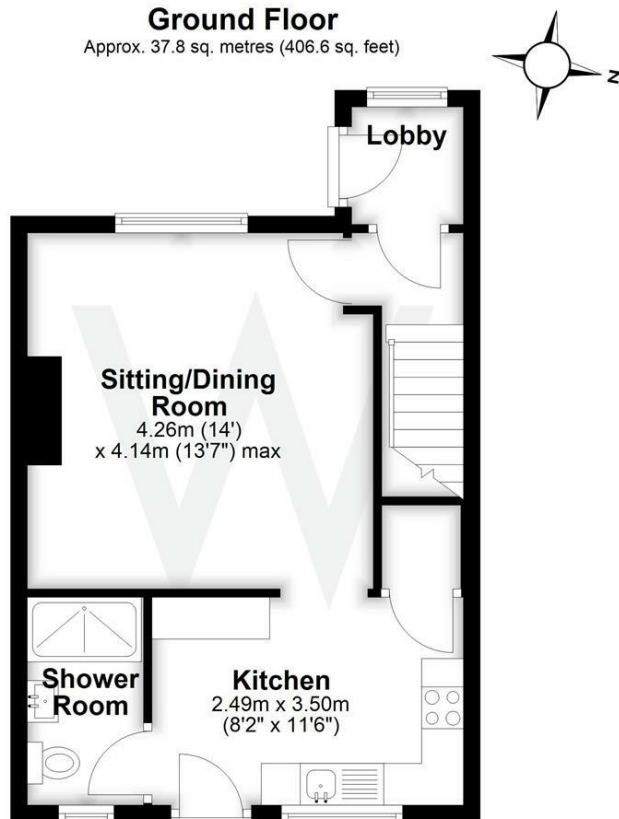


- Three bedroom end of terrace house
- Entrance lobby
- Sitting/dining room
- Kitchen
- GF shower room
- Gas CH and PVCu DG
- Large gardens
- Semi rural location
- Far reaching views across Wylde Valley
- Superb order throughout

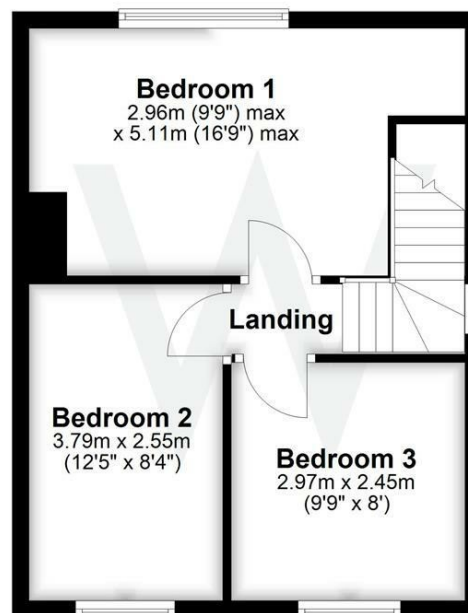




**Ground Floor**  
Approx. 37.8 sq. metres (406.6 sq. feet)



**First Floor**  
Approx. 35.8 sq. metres (384.9 sq. feet)



Total area: approx. 73.5 sq. metres (791.5 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: B - £1880.84 (2025/2026)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas fired central heating

Directions: Leave Salisbury on the A36 and upon reaching Wilton turn left at the roundabout to proceed past Wilton House. At the crossroads continue forwards into West Street and as the road bends to the left, turn right into Waterditchampton. Proceed under the railway bridge, before turning immediately left into The Hollows. Continue to the top of the hill and the property will be found on the right hand side.

What3words: ///tiredness.future.third

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      | 79        |
| (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 |           |