

8 SWAYNE ROAD, WILTON, SALISBURY, WILTSHIRE, SP2 0LR



 Myddelton & Major

We are proud to present

8 SWAYNE ROAD

WILTON, SALISBURY, WILTSHIRE, SP2 0LR

A substantial five bedroom house, standing in a popular residential area, within a large garden and ample off-street parking

- *NO ONWARD CHAIN*
- A detached family house of 1,639 sq ft
- Versatile living accommodation on the ground floor
 - Five bedrooms, bathroom and shower room
 - Ample driveway parking and integral garage
 - Wraparound garden
- Residential location, within walking distance of amenities





The Property

The property has recently been let out by our clients and is presented unfurnished, in very good order, with a really good range of rooms on both floors.

Constructed of brick under a tiled roof, the accommodation includes a welcoming entrance hall, with stairs to the first floor and an under stairs cupboard. The dual aspect sitting room has plenty of natural light and opens into the dining room via sliding doors. A conservatory leads out into the garden from the dining room. The stylish, shaker-style kitchen connects directly to the dining room and is fitted with a good selection of base and wall mounted units and includes a breakfast bar and space for a free-standing fridge-freezer. A utility room leads off, with a downstairs shower room and WC just off. There is also access to the integral single garage.

Upstairs, there are five bedrooms and a family bathroom with bathtub and shower over.

Outside

The property sits in spacious grounds, with a lawned area to the front flanking the drive, with off road parking for 2-3 vehicles. The rear garden is fully enclosed and nicely structured, with greater privacy that you might imagine. There is a separate area of patio as well, with path to a further area of lawned garden and a gravelled seating area. There is side access to the garden down both sides of the house.





Location

8 Swayne Road lies within Wilton, a thriving historic market town offering an excellent range of everyday amenities, all within easy walking distance. These include supermarkets, independent shops, cafés, public houses, churches, a doctor's surgery, community centre and well-regarded local schools. The town also enjoys regular bus services to the nearby cathedral city of Salisbury, approximately three miles away.

Salisbury offers an extensive selection of shopping, leisure and cultural facilities, including a cinema, theatre, restaurants and cafés, together with highly regarded primary, secondary and grammar schools. For commuters, Salisbury railway station provides direct services to London Waterloo, making the area an excellent choice for those seeking a balance of countryside living and convenient city connections.



Additional Information

Services:

All mains' services are connected. Electric central heating. Ofcom suggests broadband speeds of up to 1800Mbps are available and that all major mobile networks should have good coverage outside and good to variable inside. Solar PV panels for hot water.

Tenure:

Freehold

Council Tax Band:

Band E

EPC rating:

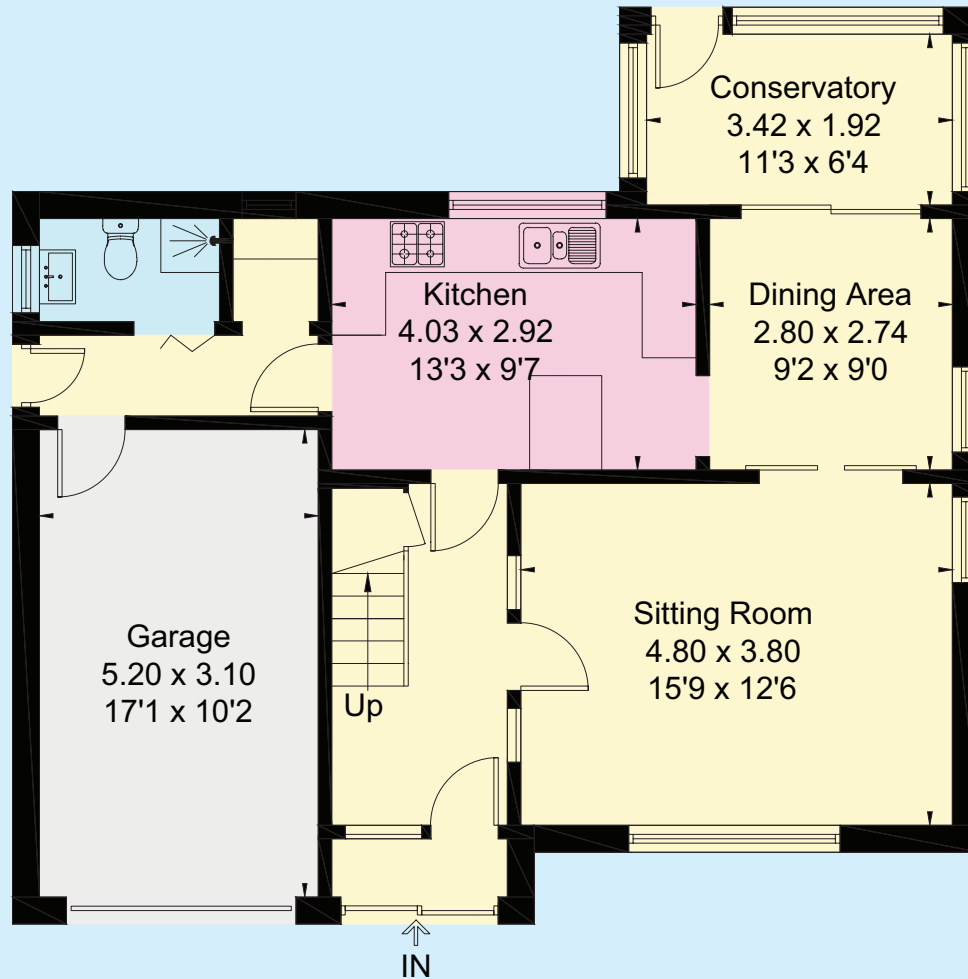
E (40)

Square Footage:

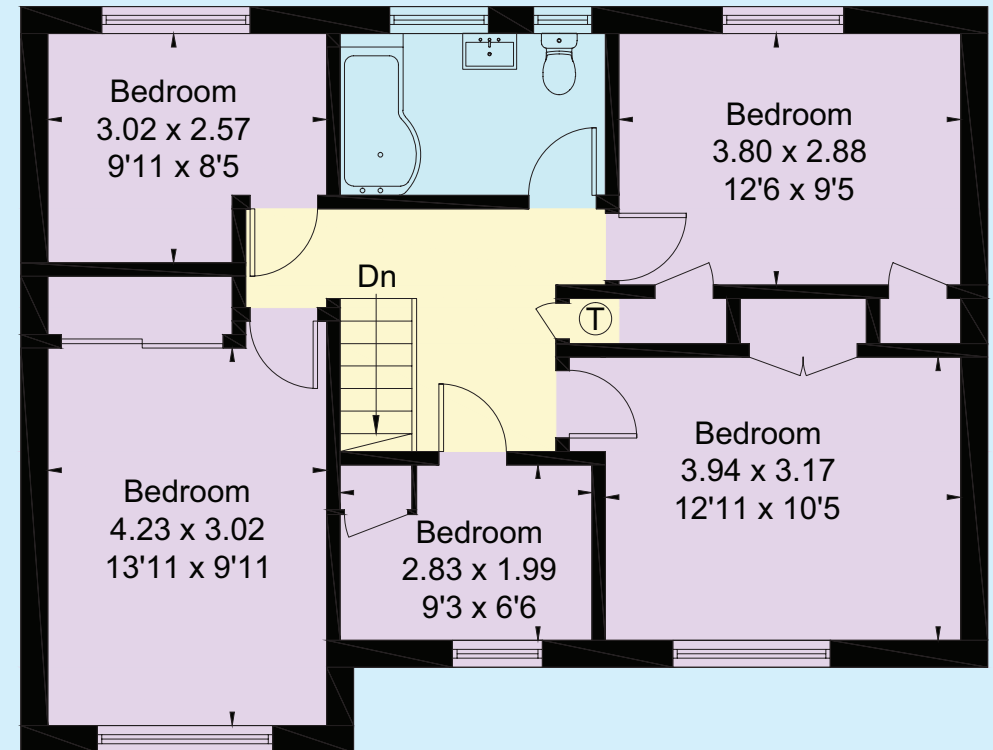
1,639 sq ft



Approximate Floor Area (Including Garage)
152.3 sq m / 1639 sq ft



Ground Floor



First Floor



Contact

Call: 01722 337 575

Email: residential@myddeltonmajor.co.uk

Click: myddeltonmajor.co.uk

Visit: 49 High Street, Salisbury, SP1 2PD