


# 26 WINTERSLOW ROAD, PORTON, SALISBURY SP4 0LR

01722 238711

BAXTERS
PROPERTY & LAND AGENTS







**26 WINTERSLOW ROAD, PORTON, SALISBURY SP4 0LR**
**PRICE GUIDE: £300,000**

26 Winterslow Road is a modern semi detached family home of generous proportions located in the heart of the popular village of Porton within walking distance of all village amenities.

The property offers light and airy accommodation; the ground floor comprising of an entrance lobby, large entrance hall with cloakroom, double aspect living room, office/study, and a large kitchen/breakfast room.



Off the first floor landing are three double bedrooms, family bathroom and a separate cloakroom. Central heating is fuelled by a mains gas fired boiler to radiators and the property is mainly double glazed.

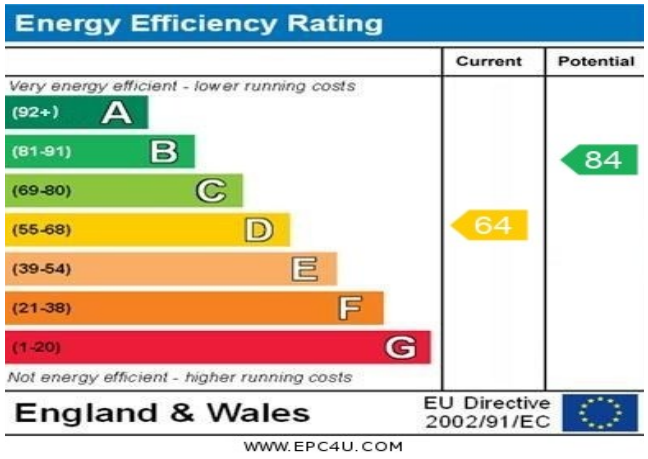
Number 26 is set back from the village road, in the corner of a small crescent of similar properties with a private two car drive and a lawned garden. The rear garden is of a good size, fully enclosed and predominately laid to lawn with shrubs and a patio/seating area.

LOCATION: Porton is a popular village about 5 miles to the north east of Salisbury located in the Bourne Valley. Local facilities include a shop, doctors surgery, primary school, pub, hairdresser and very busy garden and aquatic centre. Salisbury offers a comprehensive range of shopping, recreational, cultural, educational and medical amenities including a theatre, cinema and arts centre, twice weekly market, a variety of private fitness centres, Five Rivers Health and Wellbeing Centre, tennis clubs, golf courses and Salisbury District Hospital (on the southern edge of the city). Salisbury has a mainline railway station serving London (Waterloo) and the West Country; there is also a station at Grateley approximately 13 minutes drive away. There are good road links to London via the A303/M3.

DIRECTIONS: Leave the cathedral city of Salisbury via the A30 and take the A338 towards the Winterbournes. Follow the road all the way through Winterbourne Earls, Winterbourne Dauntsey and Winterbourne Gunner and turn right at the roundabout continuing on the A338 towards Porton and after approximately a quarter of a mile, turn right at the crossroads onto Winterslow Road and the property can be found on the right hand side clearly identified by the BAXTERS For Sale Board.





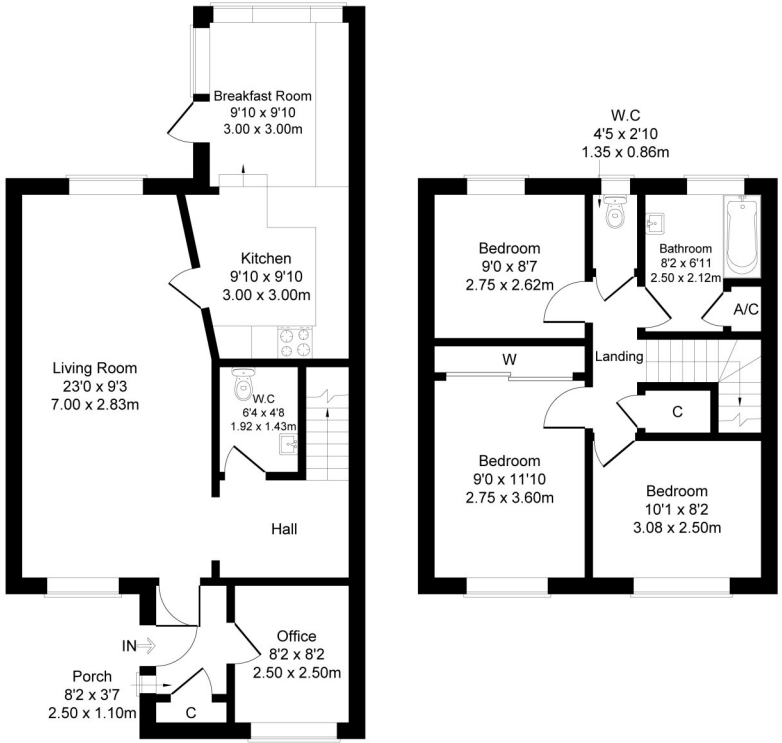







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**Approximate Gross Internal Area**
**1127q ft - 105 sq m**




Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.





**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D £2,777.59 for year 2026/2027 . All mains services connected. Mains Drainage. Gas Central Heating. Fully Double Glazed.

**DECLARATION:** For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.
Ref: 10777.