



3 Rosedale, Cholderton Road, Newton Toney, Salisbury,  
Wiltshire, SP4 0EU

Jordan &  
Mason



3 Rosedale, Cholderton Road, Newton Toney, Salisbury, Wiltshire, SP4 0EU

£429,950 Freehold

### Brief Property Description

The property comprises a well-arranged three-bedroom detached bungalow situated in this popular village and benefiting from a quiet cul-de-sac position. Internally, the property is presented in good order throughout, offering a general sense of space. There is a generous kitchen/breakfast room with access to the rear garden, along with a spacious sitting room featuring sliding doors that allow ample natural light and a pleasant view of the beautifully landscaped rear garden. The two double bedrooms include one with built-in storage and the other with an open shower, while the third single bedroom is suitable as a study. Additionally, there is a family bathroom. To the front, there is a single garage and driveway parking.

### The Location and nearby Facilities

The property is located on the outskirts of the desirable village of Newton Toney, situated on the north-eastern side of the cathedral city of Salisbury and approximately five miles from the world Heritage site of Stonehenge. It offers excellent road connections via the A303 to the West Country and eastward towards the M3 and London, making it particularly appealing to commuters. Additionally, residents can take advantage of a mainline rail link from the nearby village of Grateley directly to London Waterloo in approximately 80 minutes. Newton Toney itself boasts a vibrant community spirit, with a popular primary school, a well-established and sought-after village pub, and convenient shopping facilities available in the nearby Cathedral city of Salisbury.

**Kitchen** 14' 9" x 12' 7" (4.49m x 3.84m)

**Sitting Room** 18' 7" x 16' 0" (5.67m x 4.87m)



3



1



1



D





**Bedroom 1** 13' 7" x 11' 6" (4.15m x 3.51m)

**Bedroom 2** 15' 4" x 9' 11" (4.67m x 3.03m)

**Study/Bedroom 3** 8' 1" x 7' 2" (2.47m x 2.18m)

**Family Bathroom** 7' 6" x 5' 10" (2.29m x 1.77m)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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**Postcode;**  
SP4 0EU

**GROUND FLOOR**  
1009 sq.ft. (93.7 sq.m.) approx.

**Directional note:**

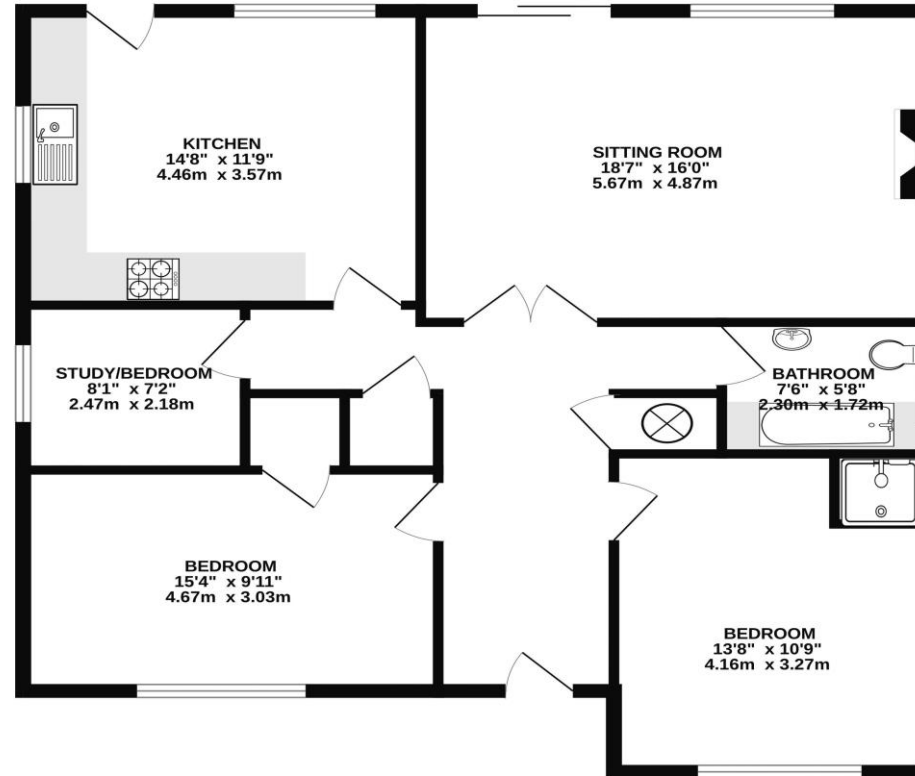
From Salisbury, follow Castle Road (A345) in a northerly direction until you reach the Beehive roundabout. Take the third exit and proceed along this road, passing through the villages of Porton and Boscombe. After leaving Boscombe village, continue straight ahead until you reach Allington. Stay on this road for approximately 1.2 miles. Just before reaching The Dogs Trust, turn right onto the village road. Follow this road until you reach a junction, then turn left. The cul-de-sac will be on your left-hand side.

**Council Tax Band:** E

**Property reference:**  
00003368

**Viewings:**

By Appointment only with Jordan & Mason 01722 441 999



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 sq.m.) approx.  
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**Here to help....**

Local agent: Kyla Scougall  
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Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number **08708615**. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)