



22 Green Lane, Ford, Salisbury, Wiltshire, SP4 6DE

Jordan & Mason



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£495,000 Freehold

### Brief Property Description

The property is a largely extended three-bedroom detached bungalow which is situated within a pleasant leafy position within the hamlet of Ford. The property has been subject to a recent refurbishment and includes neutral colour schemes and new carpets throughout. There is a particularly generous sitting room which has a large picture window giving an aspect to front. This leads into an extended dining room which provides an outlook over the rear garden. There is a well fitted modern kitchen and a newly fitted gas-fired boiler providing hot water and central heating. This room extends onto a separate utility room and W.C. This area could be opened up into one very generous living kitchen space subject to achieving all the necessary planning and building regulation approval. The entrance hallway is L-shaped and continues to the bedroom section of the property. There are three well proportioned bedrooms two of which have generous built-in furniture. There is also a separate bathroom. The property has the modern benefits of PVCu double glazing, gas central heating and ample parking. The gardens to the front a mature and at the rear there is good privacy and with far-reaching views over the adjacent rural landscape. The property enjoys a single garage which has been extended to create a separate workshop/studio and this provides yet further scope for rearrangement.

### The Location and nearby Facilities

The property is situated within a pleasant semi rural location in the centre of Ford which lies upon the north-eastern side of the cathedral city of Salisbury. The village is well situated for good access to Salisbury city centre in around five minutes, nearby Laverstock, Old Sarum and heading northerly towards the A303 for Andover and road links to Basingstoke and London. The village itself has a number of footpaths giving good access for the outdoor enthusiast which would be well-suited to dog walking, jogging or cycling. The Harvester public house can be found in the nearby Old Sarum and the Black Dog in the hamlet of Hurdcott is also within walking distance via a riverside footpath.

**Sitting Room** 21' 0" x 11' 11" (6.41m x 3.64m)

**Dining Room** 17' 3" x 11' 5" (5.27m x 3.48m)

**Kitchen** 12' 8" x 8' 11" (3.85m x 2.71m)

**Utility room** 10' 5" x 7' 3" (3.18m x 2.20m)



3



2



1



D



**Bedroom One** 11' 9" x 11' 0" (3.59m x 3.35m)

**Bedroom Two** 11' 10" x 7' 6" (3.60m x 2.28m)

**Bedroom Three** 11' 9" x 9' 4" (3.59m x 2.85m)

**Bathroom** 8' 11" x 5' 4" (2.73m x 1.63m)

**Garage** 18' 1" x 8' 6" (5.51m x 2.581m)

**Workshop** 21' 11" x 8' 8" (6.67m x 2.65m)

**Avery** 14' 7" x 8' 8" (4.44m x 2.65m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





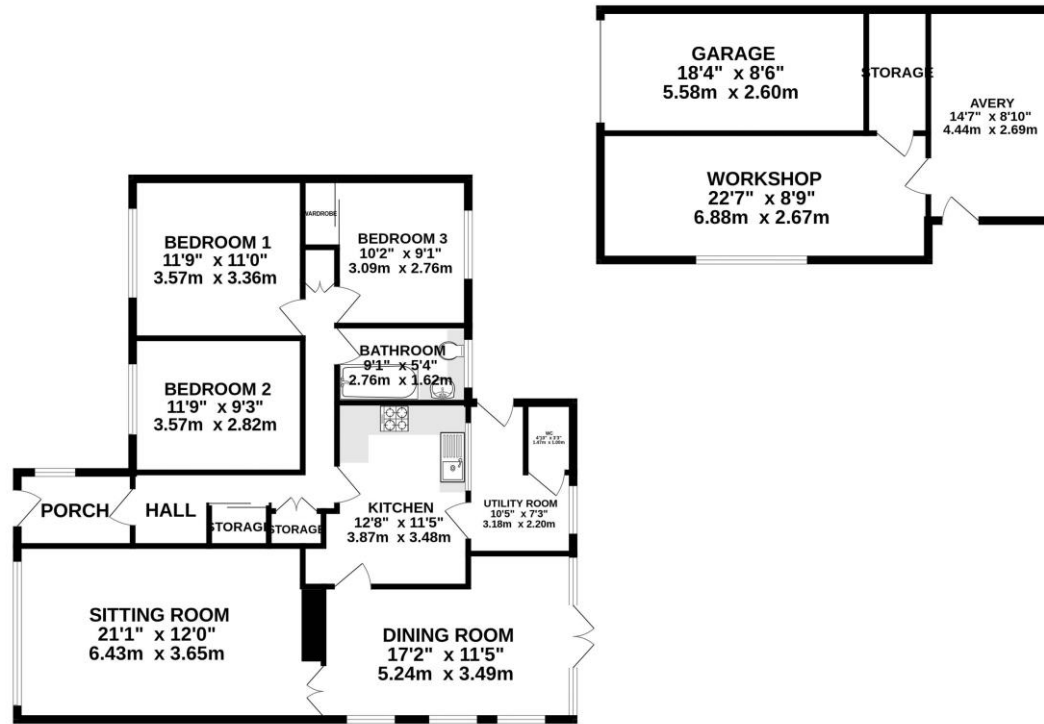
**Postcode;**  
SP4 6DE

**GROUND FLOOR**  
1670 sq.ft. (155.1 sq.m.) approx.

**Directional note:**

Leave Salisbury along the A345 Castle Road and continue in a northerly direction passing Victoria Park. Continue straight over two mini-roundabouts along the same road and, having passed The Harvester public house on the crest of the hill, indicate and turn right. After 50 yards turn almost immediately left again and follow this hedge lined road for about a mile. Having entered the village, continue passing the equestrian facility upon the right-hand side and at the crossroads turn left into Green Lane. Proceed along Green Lane for about 400 yards and the property can be found upon the right-hand side.

**Council Tax Band:**



TOTAL FLOOR AREA: 1670 sq.ft. (155.1 sq.m.) approx.  
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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)