



**EVANS & PARTRIDGE**

**GLENSIDE, EAST DEAN**  
**SALISBURY, HAMPSHIRE**







# GLENSIDE, EAST DEAN, SALISBURY, HAMPSHIRE, SP5 1HJ

**AN INDIVIDUAL DETACHED THREE BEDROOM BUNGALOW WITH SCOPE FOR IMPROVEMENT AND EXTENDING INTO A LARGER DWELLING (STPP) TO TAKE FULL ADVANTAGE OF THE LARGE SOUTHERLY FACING GARDEN AND FIFTH OF AN ACRE PLOT SET BACK FROM THE LANE IN A RURAL LOCATION**

**NO CHAIN  
RECEPTION HALL - LIVING / DINING ROOM - CONSERVATORY  
THREE DOUBLE BEDROOMS  
EN SUITE SHOWER ROOM AND FAMILY BATHROOM  
AMPLE PARKING - LARGE GARDEN  
SCOPE FOR EXTENSION STPP**

**OFFERS INVITED AROUND: £485.000 Freehold**

## DESCRIPTION

A detached bungalow with well-proportioned accommodation that requires some improvement comprising a large entrance hall, sitting/dining room with open fireplace, conservatory, kitchen/breakfast room, utility/freezer area, large principal bedroom with en suite shower room, two further bedrooms and a family bathroom. A permanent narrow staircase rises to two useful loft rooms. The property has a generous gated driveway setting it back from the road with plenty of off-road parking whilst the main larger garden extends to the rear with the benefit of a westerly aspect. A railway line lies beyond the rear boundary predominantly carrying two carriage passenger trains between Southampton and Salisbury and beyond, the nearest station is in West Dean just a few minutes' drive away.

## LOCATION

The property is situated on the edge of the rural village of East Dean which has a church, with a Post Office/store and primary school in nearby Lockerley and a railway station in West Dean. The nearby village of West Tytherley also offers a Post Office/store, public house, the village primary school, church, village hall, recreation ground and play area. The town of Stockbridge on the River Test and the abbey town of Romsey are both some ten miles distance, and the cathedral city of Salisbury is about twelve miles.

## ACCOMMODATION

<b>Reception Hall</b>	Dual aspect with windows to front and side aspect. Oak effect flooring. Coving. Two pendant light points. Narrow staircase with balustrade to side rising to loft rooms. Doors to:
<b>Living/Dining Room</b>	(Open plan) LIVING AREA: Brick open fireplace with tiled hearth, display sill above. Recess to either side of chimney breast. Window with views through conservatory to the main rear garden. High window to side aspect. Coving. Pendant light point. Oak effect flooring. DINING AREA: Oak flooring. Coving. Pendant light point. Double doors and steps down into:
<b>Conservatory</b>	Constructed of brick plinths supporting UPVC double glazed elevations beneath a profile glazed roof. Travertine tile floor with under floor heating. Pendant light point. Power points. Glazed double doors leading onto terrace.
<b>Kitchen/Breakfast Room</b>	Ceramic 1½ bowl sink unit with drainer and mixer tap. Roll top oak effect work surfaces with ceramic tiled splash back. Range of high and low cupboards and drawers incorporating deep pan drawers. Integrated under-counter double oven and grill. Four ring ceramic hob with stainless steel hood above. Recess and plumbing for dishwasher. Recess for fridge. Breakfast bar with ceramic tiled splash back. Down lighters. Picture window to side aspect. Oak effect flooring. Door into:
<b>Utility/Freezer Area</b>	Space and plumbing for washing machine with space above to stack dryer. Shelving and cupboards. Space for fridge/freezer. Oak effect flooring. Down lighters.

<b>Principal Bedroom</b>	(Large dual aspect double bedroom) Window to front aspect. Further window to side aspect. Two pendant light points. Oak effect flooring. Large hatch into substantial boarded loft space. Panel door into:
<b>En Suite Wet Room</b>	White suite comprising wash hand basin with mixer tap on stand, metro tiled splash back and drawers beneath. Low level WC. Frameless glass screen into metro tiled wet area with overhead, hand held attachment and massage jets. Marble tiled floor with under floor heating and marble skirting. Obscure glazed window. Down lighters. Extractor fan. Chrome towel radiator.
<b>Bedroom Two</b>	(Large double bedroom) Window with views up the rear garden. Coving. Ceiling light point. Open fronted wardrobe cupboard. Exposed floor boards.
<b>Bedroom Three</b>	(Small double/large single bedroom) Bay window to front aspect. Built-in desk with storage above. Open fronted wardrobe cupboard. Exposed floor boards. Coving. Pendant light point.
<b>Family Bathroom</b>	White suite comprising tile edged bath with mixer tap/ shower attachment with overhead wall mounting, tiled bottle recesses and folding glass screen. Pedestal wash hand basin with mirror fronted cabinet above. Low level WC with tiled shelving above. Ceramic tiled floor with under floor heating. Part tiled walls. Shelved cupboard. Extractor fan. Chrome towel radiator.
<b><u>FIRST FLOOR</u></b>	
<b>Small Landing</b>	Pendant light point. Panelled doors into:
<b>Loft Room One</b>	Skeiling ceiling. Velux window to rear aspect. Cupboard.
<b>Loft Room Two</b>	Currently study/music area. Velux window to rear aspect. Spot lights.
<b><u>OUTSIDE</u></b>	
<b>Front</b>	The property is set well back from the lane with a five bar gate onto substantial gravelled driveway, widening in front of the property and providing ample parking and turning space. The front garden is level and laid to lawn with mature Fir tree. The front boundary is enclosed with post and rail fencing with close boarded fencing to either side boundary. Up and over door to side storage area.
<b>Rear Garden</b>	Southerly aspect. Sheltered paved terrace with gravel and scalping borders, ideal for entertaining. Mirror backed water feature. Terraced borders extending to either side with brick steps rising onto a large gently sloping area of lawn well enclosed on either side by high fencing. Wild garden area to rear boundary.
<b>Services</b>	Mains water and electricity. Private drainage, although this is functioning, we understand it is no longer compliant and will need to be replaced with a package treatment plant, we have a quote for circa £18,500 to install this. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SP5 1HJ
<b>Council Tax Band</b>	E

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

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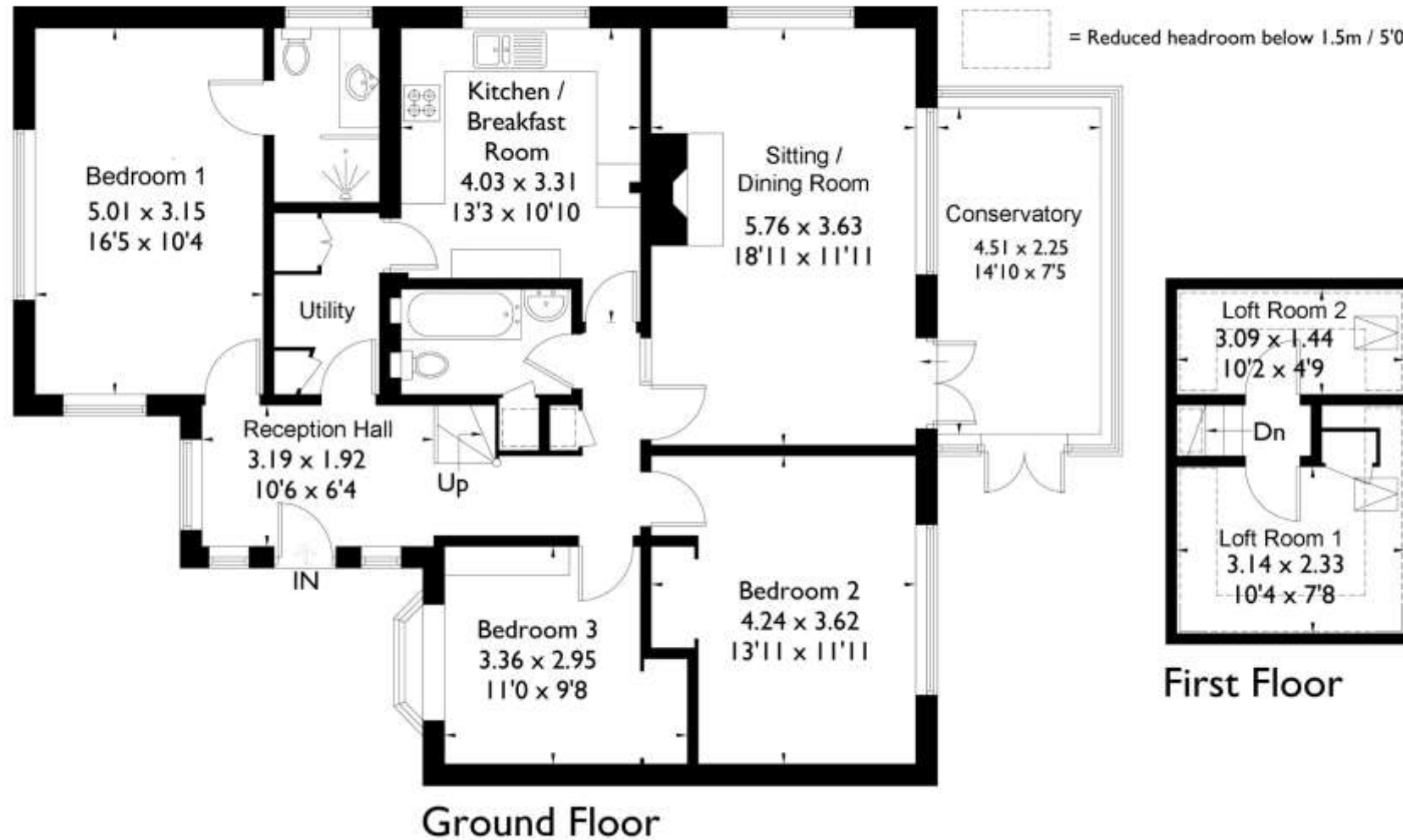
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# Glenside, East Dean, Salisbury, SP5 1HJ

Approximate Gross Internal Area = 113.0 sq m / 1216 sq ft

Loft Room = 14.9 sq m / 160 sq ft

Total = 127.9 sq m / 1376 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 194719

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating	
Current	Potential
Current: <b>A</b>	Potential: <b>A</b>
Current: <b>B</b>	Potential: <b>B</b>
Current: <b>C</b>	Potential: <b>C</b>
Current: <b>D</b>	Potential: <b>D</b>
Current: <b>E</b>	Potential: <b>E</b>
Current: <b>F</b>	Potential: <b>F</b>
Current: <b>G</b>	Potential: <b>G</b>
<small>                     Rating effective from 01/01/2018                      England, Scotland &amp; Wales                      EU Directive 2002/91/EC                 </small>	