



Obans Folly, South Street, Great Wishford, Salisbury

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Obans Folly, South Street, Great Wishford, Salisbury, Wiltshire SP2 0NN

A well presented, detached home in a sought-after village setting

A303 5.3 miles, Salisbury city centre 5.8 miles, Salisbury mainline station 5.8 miles (90 mins to London Waterloo)

Porch | Drawing room | Conservatory | Kitchen/dining area | Cloakroom | Principal bedroom with en suite bathroom | 2 Further bedrooms Family bathroom | Garage | Garden
EPC Rating E

The property

Obans Folly is a well presented home that features light-filled accommodation with clean, neutral décor and stylish fittings throughout.

At the front of the ground floor, the drawing room provides a comfortable setting in which to relax, with its wooden flooring and dual aspect, which welcomes plenty of natural light. Towards the rear there is an open-plan dining area and kitchen, with space for a large family dining table and a modern kitchen with sleek fitted units and integrated appliances. Double doors lead from the dining area to the sunny conservatory, with French doors opening onto the rear garden.

The first floor provides three well-presented double bedrooms, including the principal bedroom with its en suite bathroom. There is also a modern family bathroom. The third bedroom is currently being used as a study.

Outside

At the front of the property, the gravel driveway provides plenty of parking space, while to

the side there is an integrated single garage, offering further parking, storage or workshop space. The garage also includes a utility area and a cloakroom.

To the rear there are gravel pathways and terracing, a wooden pergola, an area of lawn and a further small paved terrace area, as well as border flowerbeds and timber fencing.

Location

Obans Folly is in the charming village of Great Wishford, six miles from the historic cathedral city of Salisbury. The village has a parish church and a primary school, while neighbouring Stoford has a village pub. Three miles away, Wilton offers some everyday amenities, including various local shops and a small supermarket, while Salisbury provides an excellent choice of high street and independent shops, and a selection of large supermarkets.

Further schooling is available in Salisbury, including the outstanding-rated Bishop Wordsworth's Church of England Grammar School for secondary, and independents, such as Salisbury Cathedral School and The Godolphin School.

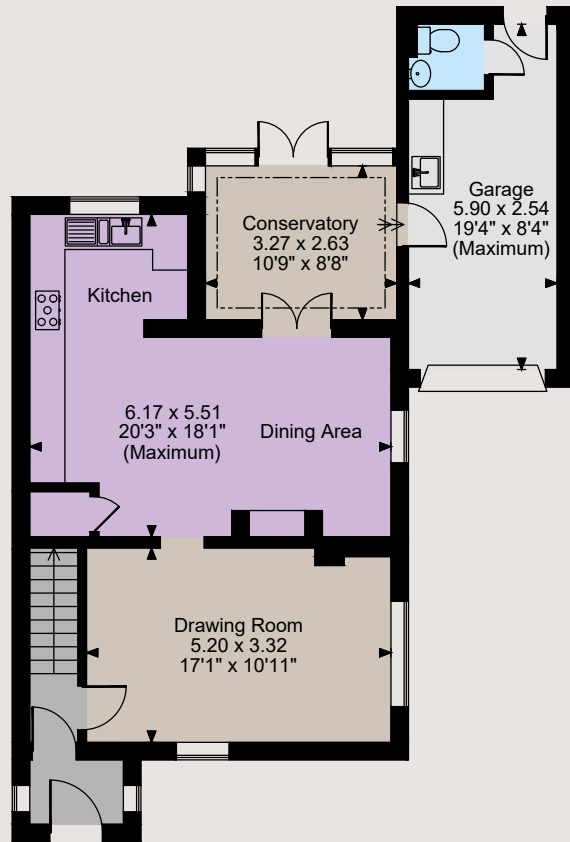
The area is well connected, with the A303 five miles away, while Salisbury's mainline station provides direct services to London Waterloo, taking around an hour and a half.



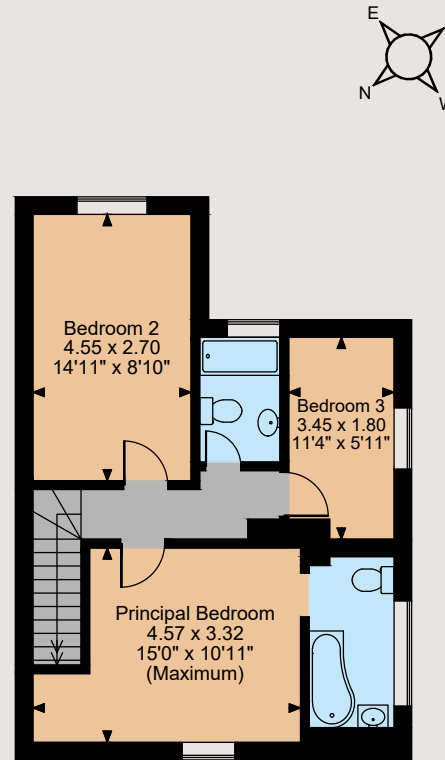


Obans Folly, South Street, Great Wishford

House internal area 1,153 sq ft (107 sq m)
Garage internal area 161 sq ft (15 sq m)
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8573779/JOV

Directions

From Salisbury city centre, take the A36 Wilton Road for just over 6 miles, before turning left onto West Street. Turn left onto South Street and you will find the property on the left.

General

Local Authority: Wiltshire Council - 0300 456 0100

Services: Mains electricity, water and drainage. Oil fired central heating.

Council Tax: Band E

Tenure: Freehold

Guide Price: £449,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Salisbury

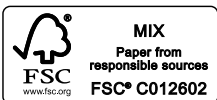
41 Milford Street, Salisbury, Wiltshire SP1 2BP

01722 344010

salisbury@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London



For the finer things in property.

