



SAMWAYS

GREAT WISHFORD



Samways is the kind of home that feels welcoming and imaginatively updated from the moment you arrive. A detached red brick bungalow, quietly positioned behind a five-bar gate, it has been thoughtfully and extensively refurbished to create a warm, modern country home with a large garden, and a fully self-contained annexe. It offers flexibility and privacy in the heart of one of the Wylde Valley's best loved villages.

Originally built in the late 1950s/early 1960s using reclaimed bricks from cottages in nearby Grovely Woods, the house has a subtle sense of history that is now paired with a fresh and contemporary interior.



An enclosed porch opens into a welcoming hallway that immediately sets the tone - light, simple and well finished throughout.

At the heart of the home is an impressive open-plan kitchen and sitting room that measures over 22ft in length. The sitting area has an 8kW multi-fuel stove - a focal point that brings warmth and character. There is plenty of room for comfortable seating and the layout makes everyday living and entertaining easy.





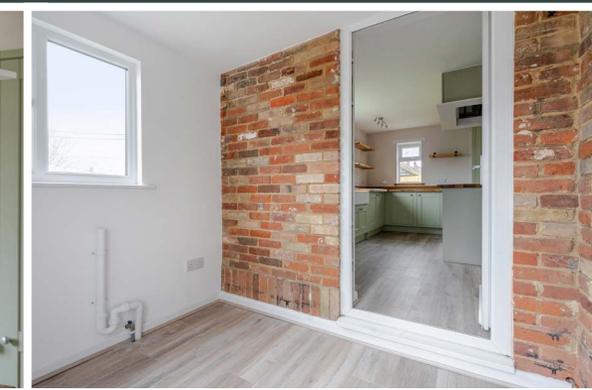
Beyond this, the dining area has patio doors opening directly onto the garden, bringing in plenty of light and providing easy access outside.

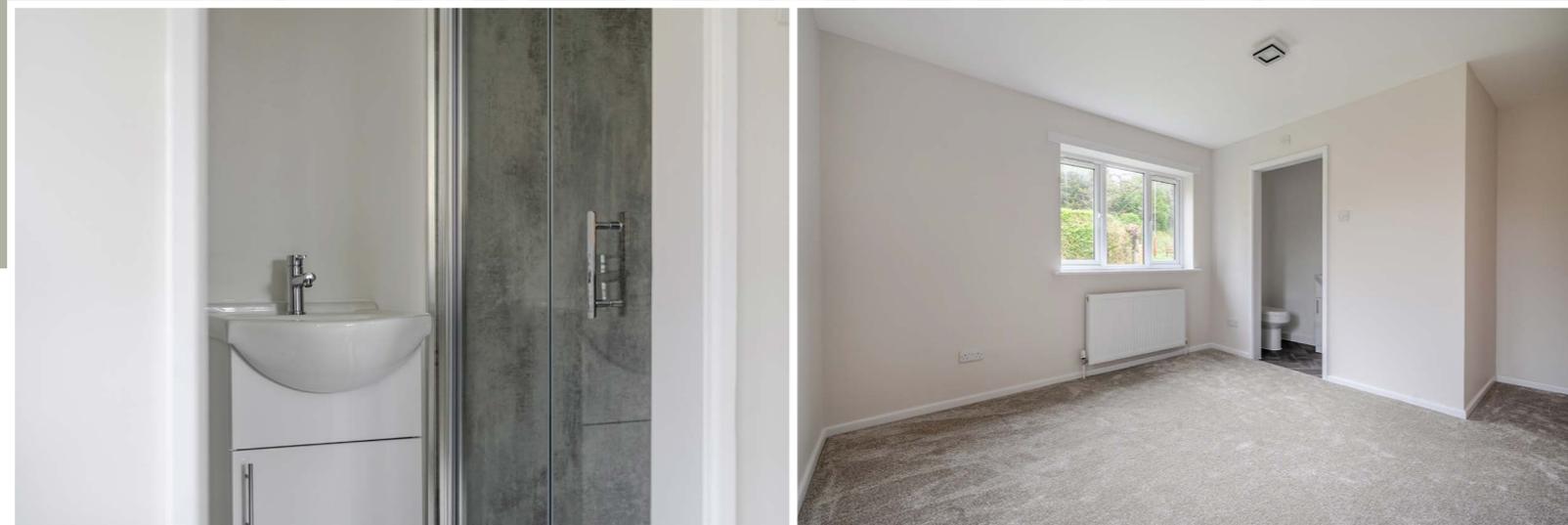




The kitchen is newly fitted in a soft country palette, with woodblock worktops, a double butler sink and a central island with inset hob and suspended extractor. It's practical and sociable in equal measure.

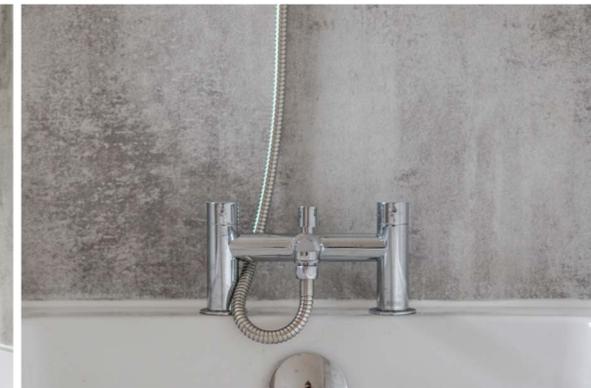
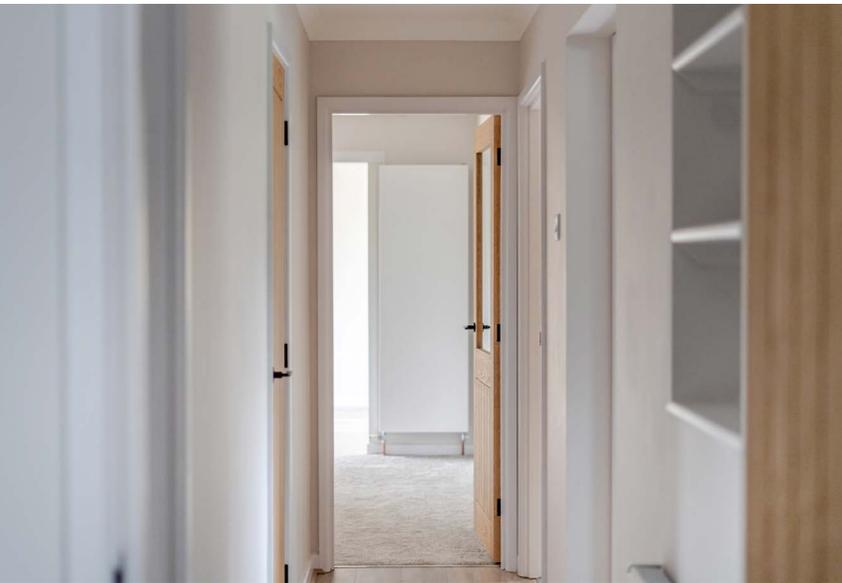
A separate utility room sits just off the kitchen, providing useful additional storage and a practical spot for muddy boots and dogs! It also has a back door out to the garden.





There are two well-proportioned double bedrooms. The principal bedroom has its own en-suite shower room, newly fitted in a clean, modern style.





The second double bedroom is served by a separate family bathroom, also newly installed with contemporary fittings.

The house has been fully replastered, rewired and redecorated and has new flooring throughout and is completely move-in ready.

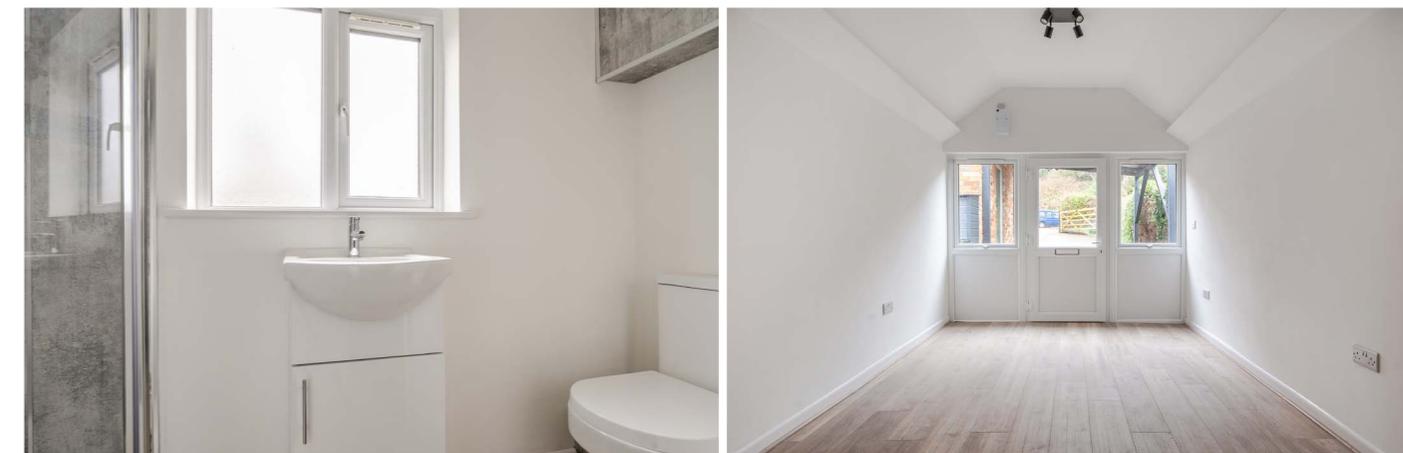
Heating is provided by a newly installed LPG boiler which alongside the multi-fuel stove combines modern efficiency with country character.





One of Samways' most valuable additions is the detached annexe. Fully compliant for independent use, it includes its own shower room and modern electric heating.

This space is genuinely versatile - ideal for guest accommodation, an older child living at home, a home office, yoga studio or creative workspace. It would also lend itself naturally to Airbnb use, offering income potential without compromising privacy in the main house.



Samways sits within a large, newly fenced garden, mainly laid to lawn and with an open outlook that gives a real sense of space. It's a garden that catches the sun throughout the day and offers plenty of room for entertaining, gardening or simply relaxing.

There is a greenhouse, a timber shed and a dedicated LPG storage area. The front garden is neatly enclosed by mature hedging.

A five-bar gated entrance leads onto a private driveway with parking for several vehicles, along with a very useful covered carport attached to the house.





Samways sits in the heart of Great Wishford, a much-loved village set within the beautiful Wylde Valley, known for its strong community spirit and access to open countryside. The Royal Oak pub is within walking distance and Grovely Woods is close by for long walks and countryside rambles.

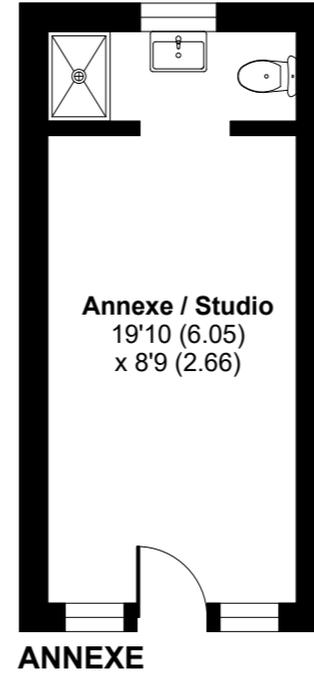
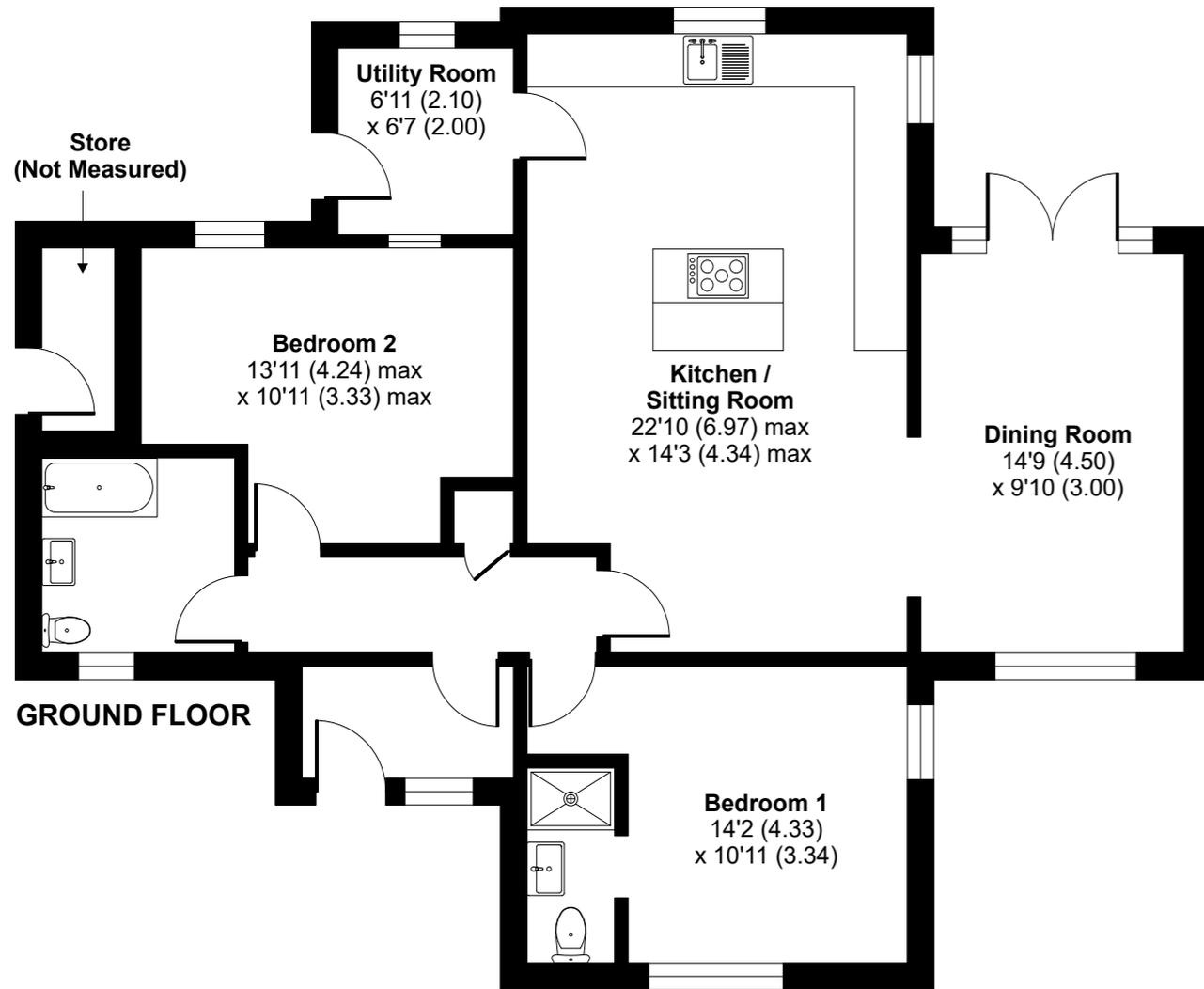
The village primary school is just a five-minute walk from the bungalow, making the morning school run simple and stress-free. A bus stop, less than a minute from the front door, provides regular services into Salisbury and surrounding villages.

Wilton is a short drive away for everyday shopping and amenities and Salisbury offers a wider range of shops, restaurants, schools and a mainline railway station with direct services to London Waterloo in around 90 minutes.

Samways is ideal for those looking for village life while living in a manageable, stylish home with income potential and space.

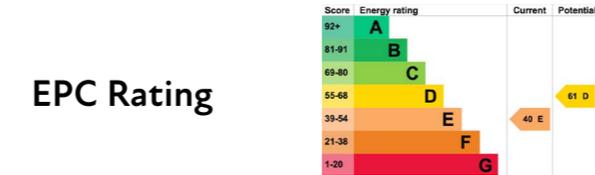
- Detached refurbished bungalow in the heart of Great Wishford
- Fully self-contained annexe with shower room and electric heating
- Superb open-plan kitchen / sitting / dining room
- 8kW multi-fuel stove
- Newly installed LPG central heating system
- Approx. 1172 sq ft of internal space
- Two double bedrooms and two newly fitted bathrooms
- Large, newly fenced garden with greenhouse and timber shed
- Gated driveway & carport
- No onward chain





Approximate Area = 999 sq ft / 93 sq m
 Annexe = 173 sq ft / 16 sq m
 Total = 1172 sq ft / 109 sq m
 For identification only - Not to scale

Address Samways, South Street, Great Wishford, Salisbury, SP2 0NU



EPC Rating

Tenure Freehold

Council Tax D

Local Authority Wiltshire County Council

Property Size 109 sm meters / 1172 sq ft.

Parking Ample private off road parking on driveway

Water & Waste Mains

Heating LPG combi boiler to radiators and multifuel burner in lounge in house.
Electric panel heating in annexe. All heating and multifuel burner is new.



SAMWAYS

G R E A T W I S H F O R D

piccolo
property sales & lettings

www.piccoloproperty.co.uk
info@piccoloproperty.co.uk
7 North Street, Wilton, SP2 0HA
01722 580059