



Highlea  
Gomeldon Road, Porton



## A detached three bedroom period property located at the heart of a sought-after village

An attractive double-fronted family home with high ceilings with picture rails and large picture glazing, providing a cohesive and practical family and entertaining environment. The property also benefits from a brick-built double garage and large, attached workshop.



**3 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**1,397 SQ FT**



**GUIDE PRICE  
£595,000**



### The property

Highlea is a handsome detached red brick and part-rendered double-fronted period property offering almost 1,400 sq ft of light-filled flexible accommodation arranged over two floors. The house is configured to provide an ideal family and entertaining space, sensitively combining modern amenities, original joinery and high ceilings with picture rails throughout.

The accommodation flows from a welcoming reception hall and includes a generous sitting room with a front aspect bay window, a fireplace and bespoke shelving together with a large drawing room with a feature fireplace with inset fire and a step down to a P-shaped dining/sun room with a large rear aspect bay window, feature exposed brick walling, wooden flooring and French doors to the rear terrace.

The ground floor accommodation is completed by a kitchen fitted with a range of wooden wall and base

units, complementary work surfaces, and modern integrated appliances. A door leads to a side hall, which includes a contemporary en suite cloakroom/shower room and provides access to the front aspect parking areas as well as the integral double garage.

An original period staircase rises from the reception hall to the generous first floor landing which benefits from useful mirrored fitted storage. It gives access to a principal bedroom with a large front aspect bay window, fitted storage and far reaching views, a further double bedroom with front aspect bay window, one further rear aspect double bedroom and a generous modern, fully-tiled family bathroom complete the first floor.





## Outside

Set behind mature hedging and an area of level lawn with plenty of kerb appeal, the property is approached through a five bar gate over a tarmac driveway and forecourt providing private parking and giving access to the integral double garage which also incorporates a fitted utility room overlooking the rear terrace. There is a 17 ft workshop and an internal door to the rear terrace. The enclosed garden to the rear is laid mainly to raised level lawn bordered by mature planting, shrubs and trees and features a vegetable garden with raised beds, a shed and a generous wraparound paved terrace, accessible from the dining room and garage, and ideal for entertaining and al fresco dining. The whole enjoys appealing views over surrounding farmland.

## Location

The historic village of Porton is set in the stunning Bourne Valley, surrounded by miles of gently-undulating countryside, and has shops, churches, a village hall, Post Office, pub, takeaway, GP surgery,

garage, playing field, nature trail and primary school. More extensive shopping, service and leisure amenities are available in the historic Avon Valley town of Amesbury and in the cathedral city of Salisbury.

The area is renowned for its excellent sporting amenities including racing and golf courses and watersports on the south coast.

Communications links are excellent: buses link the village to Salisbury, the A303 links to the M3, M4, south coast and motorway network, and Salisbury station and Grateley stations offers services to London Waterloo in around 90 minutes.

Airports can be found at Bournemouth, Southampton and Bristol.

## Distances

- Salisbury 6.0 miles
- A303 (Basingstoke-Honiton road) 6.1 miles
- Winchester 20.6 miles
- Bournemouth 32.4 miles

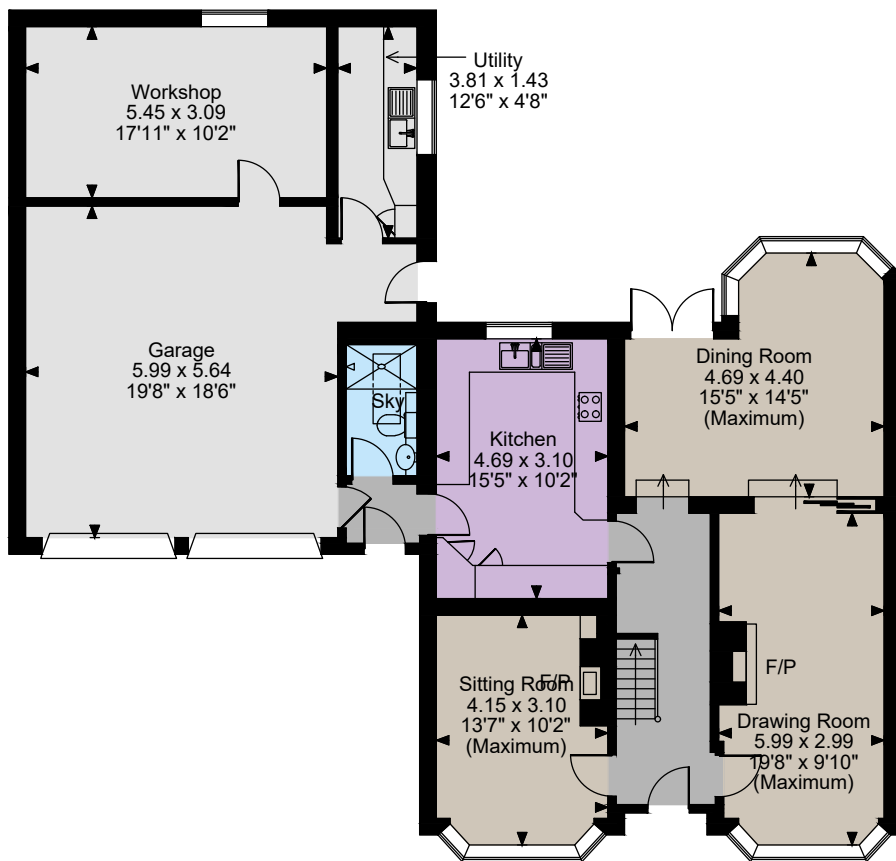
## Nearby Stations

- Grateley
- Salisbury

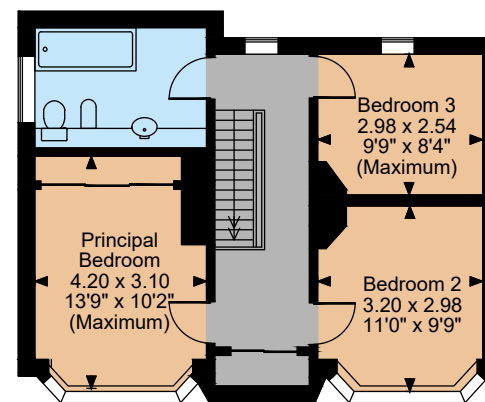
## Nearby Schools

- St Nicholas Primary School, Porton
- Winterslow Primary School
- Bishop Wordsworth's Grammar School for Boys
- South Wilts Grammar School for Girls
- Danebury School
- Leehurst Swan



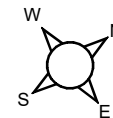


Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

Main House internal area 1,397 sq ft (130 sq m)

Garage/Workshop/Utility internal area 643 sq ft (60 sq m)

For identification purposes only.

## Directions

SP4 0JT

**what3words:** ///microchip.touched.impeached - brings you to the driveway

## General

**Local Authority:** Wiltshire Council

**Services:** Mains gas, electricity, water and drainage

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band E

**EPC Rating:** D

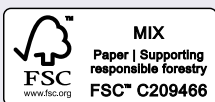
## Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

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