



2 High Trees | The Street | Farley | Salisbury SP5 1AA

**WOOLLEY
& WALLIS**

Guide Price £325,000

A superbly positioned 2 bedroom semi-detached property located in the ever popular village of Farley. No forward chain.

The Property

2 High Trees has been in the same family since the 1930's and has been rented out for a great number of years. The property is located in one of the most popular villages on the east side of Salisbury and benefits from attractive views onto the fields opposite. Internally the property comprises a small entrance porch leading to the inner hall and stairs to first floor. There is a sitting room with fireplace (not in use currently) and understairs cupboard. A door leads into the large kitchen/dining room which has a modern fitted kitchen with a good selection of base and wall mounted storage, integrated electric oven and hob, one and a half bowl stainless sink and space for further white goods. There is ample room for a dining table and a door to a rear porch onto the garden. On the first floor there are two double bedrooms, the master bedroom has attractive views onto the fields opposite as well as a large walk-in wardrobe. Bedroom 2 is also a double with an attractive fireplace, the family bathroom has a white suite of WC, wash hand basin and bath as well as a airing cupboard. Externally the property has a garden to the front which, subject to necessary consent, could create off road parking and at the rear of the property there is a large garden with a useful outbuilding which measures around 9' x 8'8" and the garden is quite long and generally put to lawn. There is a section of off road parking on the lane beside number 1.

The property has double glazing and oil fired central heating and would benefit from cosmetic modernisation. No forward chain.

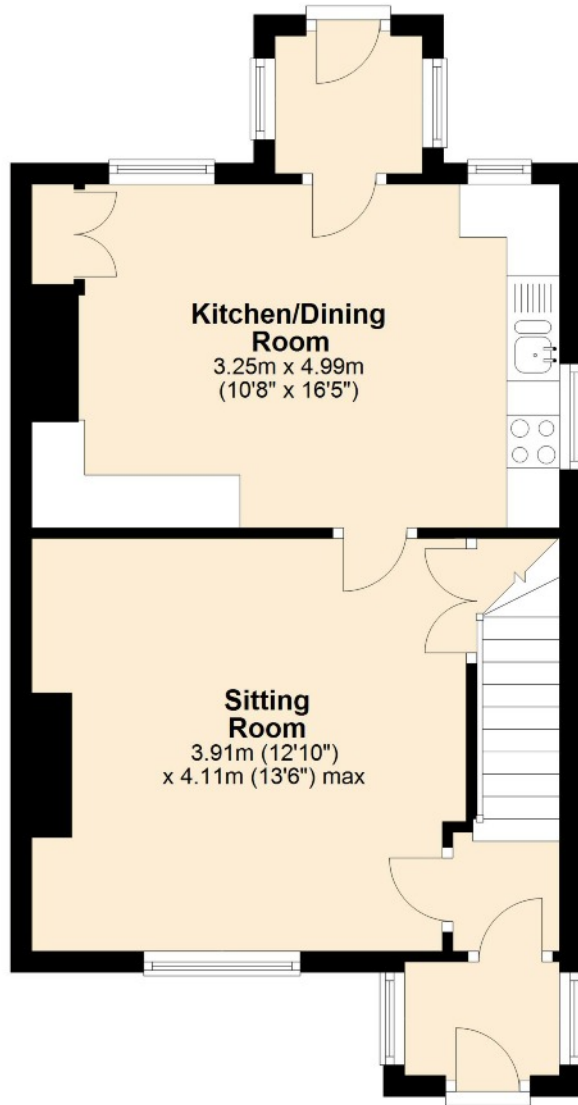
Situation

Farley is conveniently situated about 6 miles due East of Salisbury. The village itself has a public house, nursery school and church and the nearby village of Pitton has a primary school, village shop and further pub. A wider range of shopping and recreational facilities can be found in Salisbury, Winchester and Southampton. The property is ideally situated for both walking and riding with access to an extensive network of bridleways and footpaths across the surrounding countryside. The surrounding area boasts numerous excellent schools, both private and state, including The Cathedral School, Chafyn Grove, Farleigh prep schools, Godolphin School and Bishop Wordsworth and South Wilts Grammar Schools. Salisbury and Grateley Stations offer direct train services to London Waterloo and the A303 provides access to the southwest and to London via the M3.



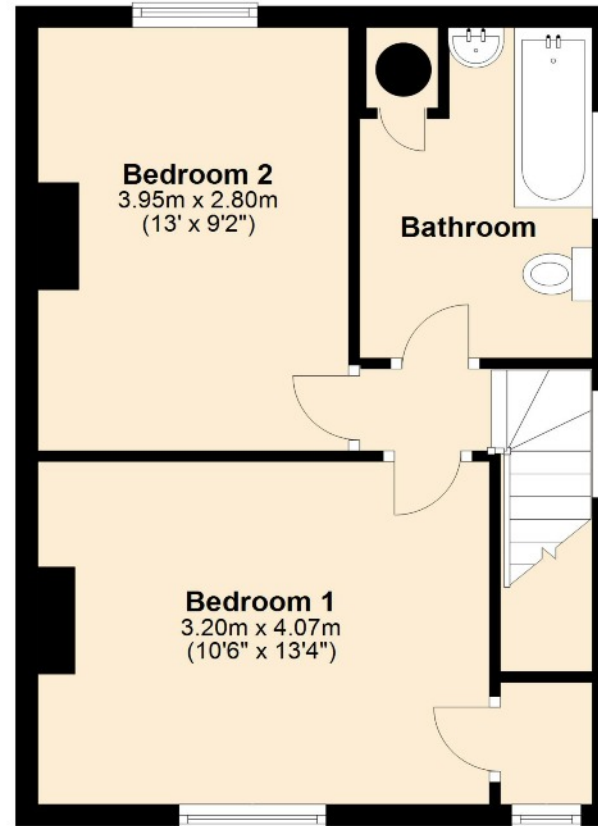
Ground Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



Total area: approx. 76.1 sq. metres (818.9 sq. feet)

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in September 2023.



Outside

2 High Trees has a good sized front garden which, subject to necessary consents, could create off road parking. There is a side gate to the rear garden which is predominantly laid to lawn, there is a small courtyard area from the back door and leads to a useful outbuilding which measures around 9' x 8'8". The rear garden is a good size and is generally put to lawn.

Directions

From our office leave Salisbury on the A30 London Road and after approximately 3 miles take the right turn directed towards Pitton. Upon reaching the village proceed directly through towards Farley, approximately 2 miles distance. Upon reaching the village of Farley bear right and proceed up Parsonage Hill to the cross roads and turn left on to The Street. Continue for approximately 200 metres where the property will be found on the left hand side.

Services

Oil fired central heating, mains electricity, water and drainage.

Viewings

All viewings by appointment only through our Salisbury Residential Department 01722 424524.

Local Authority

Wiltshire Council 0300 456 0100

Council Tax

Council Tax Band C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

51-61 Castle Street | Salisbury | Wiltshire | SP1 3SU
 Tel: 01722 424524 | salisbury@w-w.co.uk
www.w-w.co.uk

**WOOLLEY
& WALLIS**