



8 Bodenham Lane, Salisbury



## A brand new 3 bedroom detached family home in the sought-after Chapel Gate development in Harnham.

8 Bodenham Lane,  
Salisbury, SP2 8FU

PCM  
£1,750 PCM



8 Bodenham Lane is light, spacious and immaculately presented, with high quality fixtures and fittings and contemporary styling throughout, equipped with Photovoltaic solar panels providing direct electricity supply, no battery storage.

The property opens into a welcoming hallway, leading to the comfortable sitting room and spacious kitchen/diner, off which is a separate utility room. The kitchen is well equipped with the full range of integrated appliances, including fridge/freezer, washing machine, full size dishwasher, electric oven and gas hob, benefitting from French doors opening onto the fully enclosed garden and patio. The ground floor is additionally served by a modern WC. Upstairs benefits from fantastic rural views, hosting 3 double bedrooms and the family bathroom, with the principal bedroom coming with an ensuite shower room and each finished to a high standard with modern white suites.

Outside, the property has ample garden space with a shed and driveway parking for 2 cars.

### Features

- Brand new development
- Contemporary fixtures and fittings
- Family bathroom and ensuite
- Private garden
- Rural views
- Modern family home
- 3 bedrooms
- Driveway parking for 2 vehicles
- PV solar panels
- Close to the city centre

### Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.

### EPC Rating

B (91)

### Outgoings

Council Tax: Band New Build

### Size

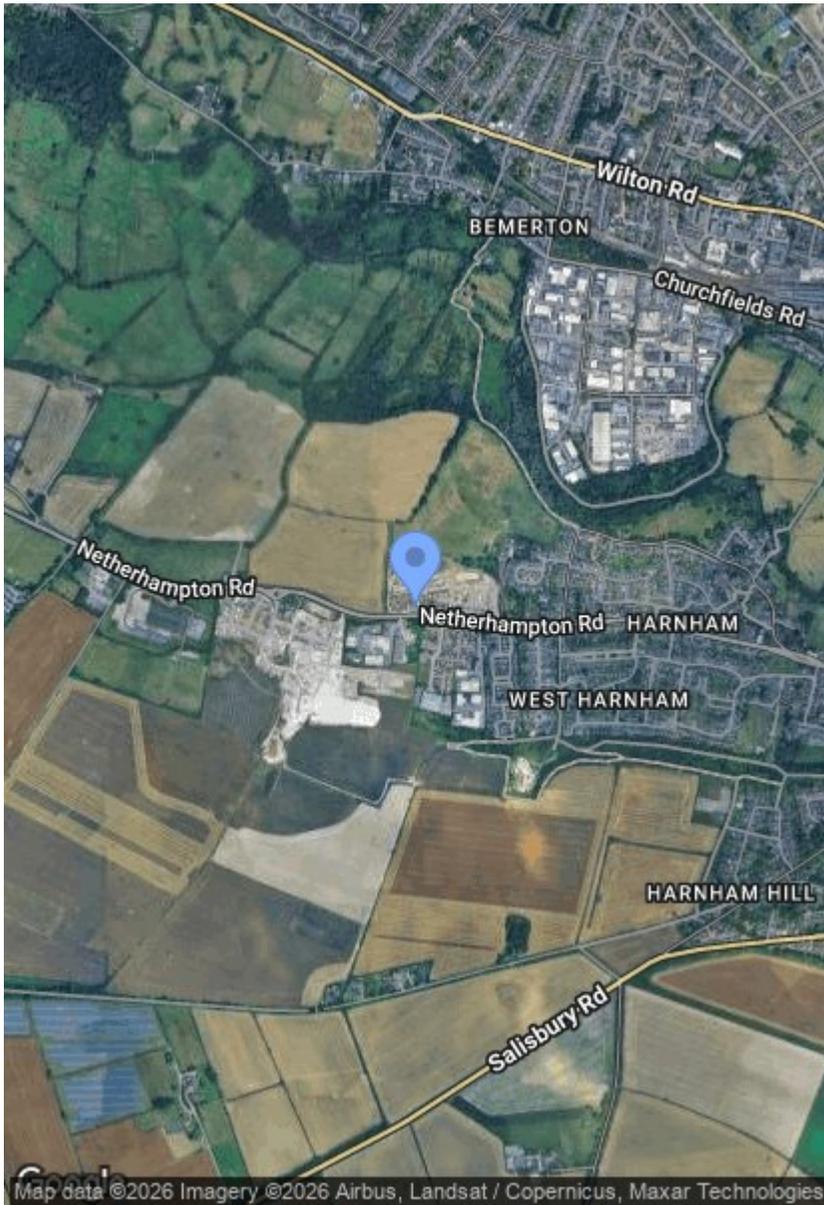
1031.00 sq ft

### Location

Bodenham Lane is delightfully positioned within the Chapel Gate development overlooking open countryside. Salisbury has a broad range of shopping and retail amenities, while the nearby market town of Wilton offers a further variety independent shops and market.

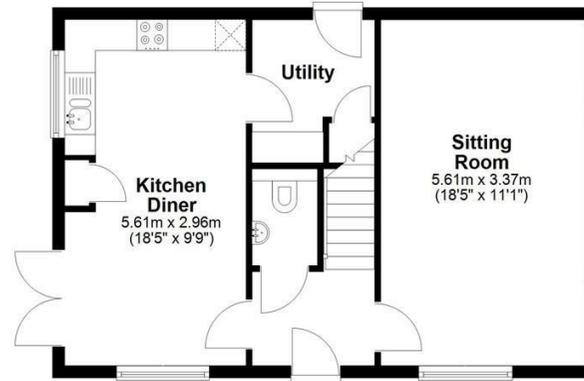
The broader centres of Winchester, Andover and Southampton are all readily accessible by road or rail through the conveniently accessible A303 and M3 corridors, which place the South Coast, London, and the West Country all within practical reach.





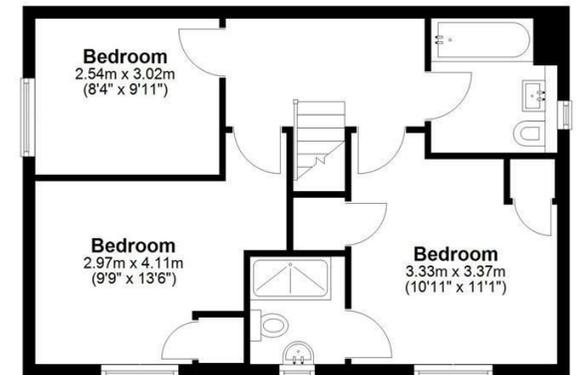
**Ground Floor**

Approx. 47.9 sq. metres (515.6 sq. feet)



**First Floor**

Approx. 47.9 sq. metres (515.8 sq. feet)



Total area: approx. 95.8 sq. metres (1031.5 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

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