



HIGH STREET, SALISBURY, WILTSHIRE, SP3 4DD
£475,000 FREEHOLD

Winkworth

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This delightful, period cottage, built in 1851, sits on the High Street of the popular village of Shrewton, close to the church and the local pub. A charming mix of old and new, the cottage offers good sized rooms filled with natural light.

The entrance hall is flanked either side by the drawing room on one side and a sitting room to the right - each with log burners. The stairs come off the hall to the left. At the back of the cottage is a dining room or fourth bedroom with shower room next door. Another reception room – the Morning Room – is beyond this and leads through the large kitchen/breakfast room which overlooks the lovely courtyard garden, laid to red brick and surrounded by a wall. There is also a garage with a parking space in front.

Upstairs are three good sized bedrooms, the master to one end with an ensuite bathroom and lots of integrated wardrobes. The two other bedrooms are served by another family bathroom.

The accommodation is flexible and surprisingly spacious, and all presented in excellent decorative order.



AT A GLANCE

- Entrance Hall
- Sitting Room
- Drawing Room
- Dining Room/Bedroom 4
- Morning Room
- Kitchen
- Master Bedroom with Ensuite
- Bedrooms two and three
- Family Bathroom
- Garage

SERVICES:

- Oil central Heating
- Mains drainage
- Bottled gas for gas hob

- Council Tax Band E
- EPC Band E
- Standard and Superfast Broadband available
- Mobile: Likely with 3 and O2 – limited with other providers (Ofcom.org)

LOCATION

Shrewton is a popular village with excellent local amenities including two doctors' surgeries, a Co-operative convenience store with Post Office, butcher, hairdresser, garage and petrol station, friendly local pub and primary school rated Ofsted 'Good'. Devizes is under fourteen miles away and Marlborough just a forty-minute drive.

The historic Cathedral city of Salisbury is eleven miles to the south with larger shops, supermarkets, a range of leisure facilities including restaurants, cinema and theatre. Trains from Salisbury go to Waterloo in around an hour and a half, making an easy commute.

Historic Stonehenge is close by and the lovely countryside of Salisbury Plain provides plenty of opportunity for walking, riding and various other country pursuits. Beautiful Red Kites can be seen in the locality. Sporting facilities in the area include fishing on the nearby chalk streams, golf at South Wilts, racing at Salisbury and sailing along the south coast.

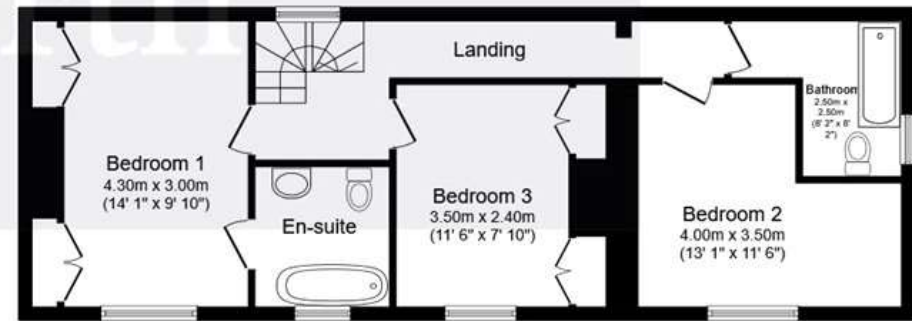
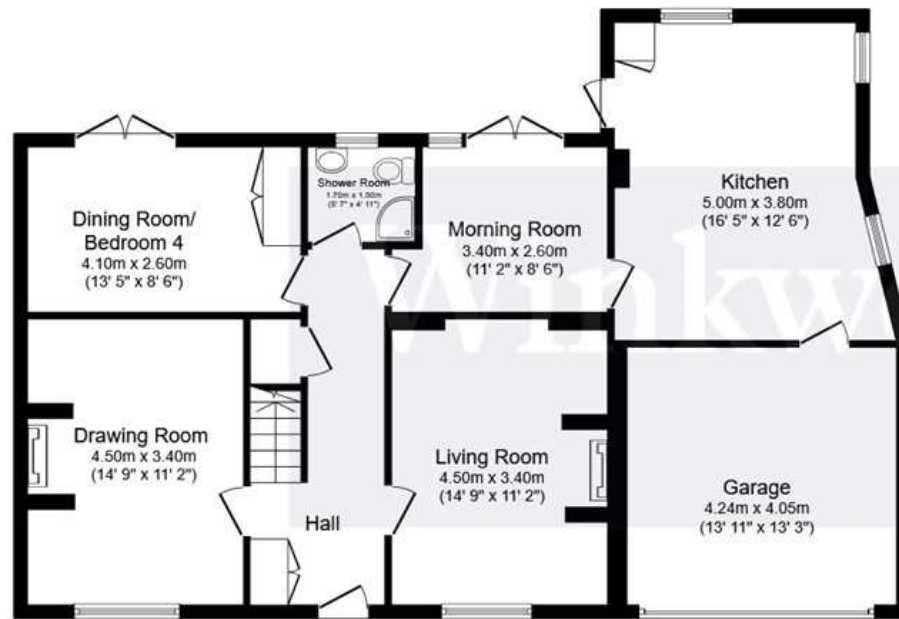
There is a great choice of local schooling in both the public and private sectors, including Dauntseys, Bishops and South Wilts Grammar schools, Cathedral School, Chafyn Grove and Godolphin.

DIRECTIONS

From Salisbury take the A360 road to Devizes and continue on this road for approximately 11 miles, going straight over the A303 roundabout and past Stonehenge on your right. Turn left at the next roundabout and continue for approx 2 miles, into Shrewton and turn right at the next mini-roundabout into Shrewton High Street and continue along here until you see the church and Glebe Cottage is the next property on the right, after the church.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | | |
| (39-54) | E | 48 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Ground Floor

First Floor

Total floor area 166.0 m² (1,787 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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