



ROSE COTTAGE, WINTERBOURNE DAUNTSEY, SALISBURY, SP4 6EW

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BAXTERS
PROPERTY & LAND AGENTS



**ROSE COTTAGE, WINTERBOURNE DAUNTSEY, SALISBURY, SP4 6EW
PRICE GUIDE £595,000**

Located in the centre of the well regarded village of Winterbourne Dauntsey within easy reach of the village shop, pub, church and school, Rose Cottage is a charming thatched period property of excellent proportions.

The cottage is offered for sale in good order, is double glazed throughout and centrally heated via a mains gas fired boiler to radiators. Features include an inglenook fireplace in the dining area, an attractive stone fireplace with log burner in the sitting area, a solid light oak wood block floor throughout the reception hall and living areas and solid light oak internal doors. The remaining accommodation has mixture of quarry tiled flooring, ceramic tiled flooring and fitted carpets.



The ground floor offers a large welcoming reception hall from which access is gained to a large double aspect living room with separate sitting and dining areas, a farmhouse style kitchen which is well fitted with a range of cabinetry and work surface areas; there is also a free standing Rangemaster with induction hob and a stable door leading to the outside. The ground floor also has a large useful utility room/ground floor cloakroom adjacent to the kitchen. Off the first floor landing are three generous double bedrooms and a large single bedroom; all four bedrooms have either fitted wardrobes or cupboards with three of the rooms enjoying views over the garden.

A particular feature of Rose Cottage is its fantastic, mature garden which is of an excellent size and extremely well kept; the gardens are predominantly laid to lawn with a great many mature shrubs and trees, there is also a productive fruit and vegetable area as well as a highly scented bee-friendly lavender garden. From the village road a five bar gated drive leads to parking and garaging. There is a large walled, sunny terrace across the rear of the cottage accessible from the French doors off the living room.

Prospective buyers should note that planning consent was previously granted(Wiltshire Council Planning Ref 16/01473/FUL dated 29/3/2016)for the construction of two detached dwellings within the garden. The consent has now lapsed and it will be the responsibility of potential buyer to reinstate the consent should they wish to undertake the development.

The parish of Winterbourne is located on the north eastern side of Salisbury city and comprises Winterbourne Dauntsey, Winterbourne Earls, Winterbourne Gunner and the hamlet of Hurdcott. Local amenities include a thriving village shop/Post Office, the Winterbourne Arms and the Grade I listed church of St Marys the Virgin, which is of 14th Century origins. The cathedral city of Salisbury offers a more comprehensive range of recreational amenities, shopping facilities including a market each Tuesday and Saturday and a wide range of schooling, both state and private including two grammar schools and a college of further education. Salisbury has a mainline railway station stopping at nearby Grateley serving London, Waterloo and the West Country. Access to the M3 and M25 is easily obtained via the A303 to the north east and to Southampton via the A36/M27 to the south.





TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band G - 2,968.78 for year 2019/20. Mains electricity, water and gas connected. Fully double glazed.

DIRECTIONS: From the city of Salisbury proceed along the A30 and turn left at St Thomas's Bridge onto the A338. Proceed into and through Winterbourne Earls. On entering Winterbourne Dauntsey Rose Cottage will be found immediately on the right hand side opposite the village shop. Look for the Baxters for sale sign.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref. 10532

