



HAYDEN, WEST STREET, GREAT WISHFORD, SALISBURY, SP2 0PQ

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



**HAYDEN, WEST STREET, GREAT WISHFORD, SALISBURY, WILTSHIRE, SP2 0PQ
PRICE GUIDE: £230,000**

Owned and occupied by three generations of the same family, Hayden is a mid 1800s brick and flint period cottage of immense character and charm, situated in the heart of the hugely attractive village of Great Wishford.

The cottage is bursting with potential and requires updating and improvement. It is well positioned within the village, has a good sized sunny private courtyard at the rear, a small walled frontage and would make a fine purchase.

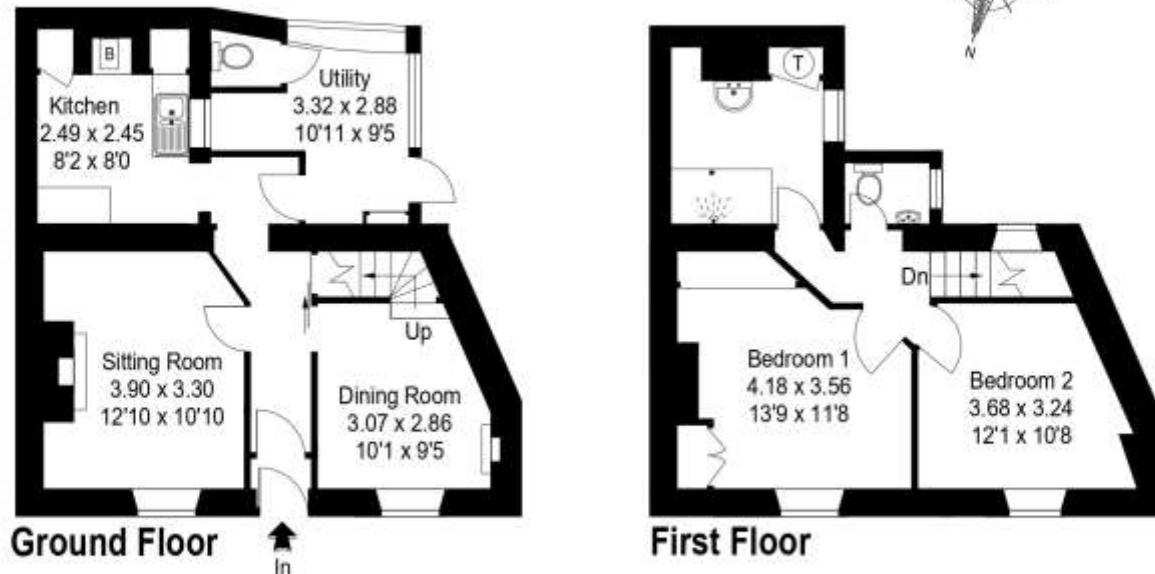


This lovely cottage has great kerb appeal and offers comfortable accommodation with two ground floor reception rooms off a central hallway, a small kitchen, lean to/utility room and a ground floor cloakroom. The first floor has a good sized light and airy landing, a generous master bedroom and a good sized second double bedroom; the large bathroom is now a shower room and there is a separate wc. The property is centrally heated by a an oil fired boiler to radiators.

Great Wishford is a village and civil parish in the beautiful Wylve Valley in Wiltshire about 3.5 miles north of Wilton and approximately 6 miles northwest of Salisbury. Amenities in the village include a primary school, St Giles' Church and The Royal Oak public house. The village is known for Oak Apple Day which marks an ancient decree allowing residents to collect wood from Grovely Woods. Nearby Wilton offers a good range of local shops, a weekly market and medical facilities whilst the historic cathedral city of Salisbury has extensive shopping facilities, restaurants, a twice weekly market, theatre, arts centre, cinema, hospital and a variety of leisure and recreational facilities in the area. There are plenty of state and private schools including South Wiltshire Grammar School and Bishops Wordsworth in Salisbury. The A303/M3 lies a few miles to the north bringing the M3/M25 within easy commuting distance whilst Salisbury benefits from its own mainline railway station serving London Waterloo (journey time approx. 90 minutes).

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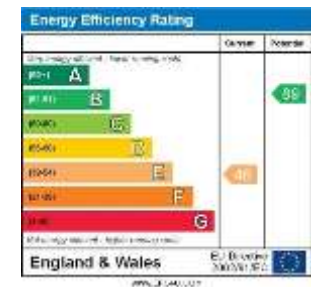
Approximate Gross Internal Area :- 87 sq m / 935 sq ft



PRODUCED FOR BAXTERS 2020

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboards / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.





TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council tax band D - £1,770.58 for year 2019/2020. Mains electricity, water and drainage connected. Oil central heating.

DIRECTIONS: From the cathedral city of Salisbury proceed in a westerly direction following the A36 through the village of South Newton and on to the next village (Stoford); turn left, signposted Great Wishford, continue over the bridge into West Street. Proceed through the village towards the village pub and Hayden can be found on the left hand side clearly identified by 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. 10540