



CHERRY TREE COTTAGE, 277 ABLINGTON, FIGHELDEAN, WILTSHIRE, SP4 8JX

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



**CHERRY TREE COTTAGE, 277 ABLINGTON, FIGHELDEAN, WILTSHIRE, SP4 8JX
PRICE GUIDE £599,950**

Located within the wonderfully quiet Wiltshire hamlet of Ablington, Cherry Tree Cottage is a pretty Grade II Listed semi-rural village dwelling which has been extended, restored and maintained to a high standard and has retained many characterful features. The original cottage is believed to date from the mid 16th century with a more recent (1996) two-storey addition.

The accommodation is not at all small, in fact given the style of the property, all of the rooms are spacious with surprisingly high ceilings;

On the ground floor there is a generous double aspect dining room with a flagstone floor, spacious hallways, a comfortable double aspect sitting room with a large inglenook fireplace, charming double aspect 'cottage' kitchen with an inglenook and bread oven, a large well fitted utility room and a ground floor cloakroom.

The first floor has a galleried-style landing off which is a remodelled family bathroom, a fine double aspect master suite with bespoke fitted wardrobes and ensuite shower room, an excellent double aspect second/guest bedroom and a large single bedroom; all the first floor rooms, including the landing, have vaulted ceilings with exposed heavy beams and timbers.

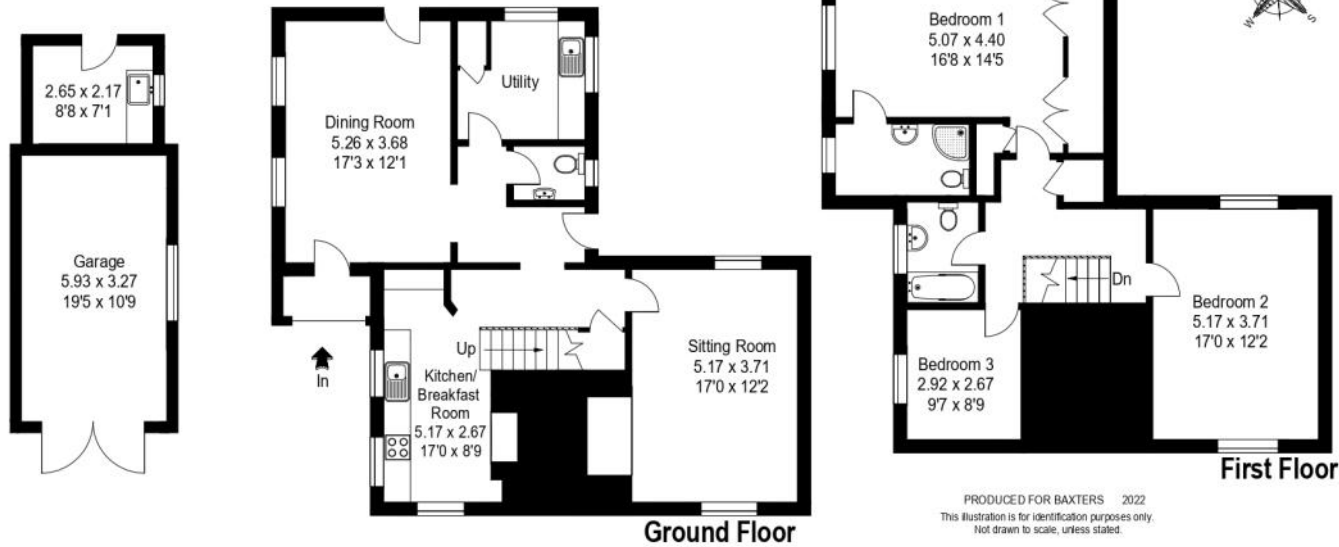
Cherry Tree Cottage is surrounded on three sides by a lovely private cottage garden with areas of lawn, flower beds, shrubs, greenhouse and seating areas. There is a gravelled drive with parking for several cars in addition to which is a detached garage/workshop which was also constructed in 1996.

LOCATION: The ancient rural settlement of Ablington, recorded in the Domesday Book, is located approximately 3.5 miles north of Amesbury, close to the village of Figheldean on the River Avon. The hamlet has a hugely popular outdoor childrens nursery and has access to numerous country walks. The historic market town of Amesbury offers a comprehensive range of shopping and leisure facilities together with schooling. The medieval cathedral city of Salisbury, approximately 12 miles to the south, offers a good range of social, cultural and educational amenities including the Salisbury Playhouse, Arts Centre and cinema, historic Charter market, a variety of state and private, primary and secondary schools and mainline railway station serving London (Waterloo) and the West Country. Mainline railway stations are also located nearby in Pewsey and Grateley. The A303 with its links to the M3 (London and the West Country) is approximately 3 miles away.



Cherry Tree Cottage, 277 Ablington, Salisbury SP4 8JX

Approximate Gross Internal Area :- 145 sq m / 1558 sq ft
Garage Approximate Gross Internal Area :- 26 sq m / 279 sq ft



TENURE AND SERVICES: Tenure: Freehold. Local authority: Wiltshire Council. Council tax band E - £2,624.88 for year 2023/24. Oil central heating, mains electricity, water and drainage connected.

DIRECTIONS: From the cathedral city of Salisbury proceed in a northerly direction along the A345 into and through the country town of Amesbury. Continue to the Countess roundabout and continue straight across following the A345 towards Durrington. At the next roundabout continue across, still following the A345 (Netheravon Road). Follow the road for a short distance turning right signposted Figheledean and the High Street. Continue for a short distance turning right just before the school signposted Ablington. Follow the road passing Avon Banks, through the sharp left hand bend into Ablington where Cherry Tree Cottage will be found on the left hand side.

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. 10587