



THE OLD TELEPHONE EXCHANGE, WINTERBOURNE DAUNTSEY, SP4 6EH

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



THE OLD TELEPHONE EXCHANGE, WINTERBOURNE DAUNTSEY, SP4 6EH PRICE GUIDE: £195,000

Originally within the ownership of British Telecom, The Old Telephone Exchange is a uniquely characterful detached cottage located within the highly popular village of Winterbourne Dauntsey adjoining open farmland and countryside.

Dating from around the 1950s/1960s, the property is a single storey building first converted for residential use in 2009 yet still offering great potential for buyers to create a "one off" home. In fact, the cottage has been continuously let from 2015 until August 2023; we are advised that the current market rent would be a minimum of £750 pcm, giving a return of approximately 4.6%.



The accommodation is surprisingly spacious with light and airy rooms, is centrally heated via a mains gas fired boiler to radiators and double glazed. There is a large singular open plan reception room and kitchen with views over countryside, a generous double bedroom which also has a view and an en suite wet room. There is also a large roof space with excellent storage.

The property enjoys a lane end location with a two car gravelled drive, you can access either side which leads to a private westerly facing courtyard garden which is also accessible from the bedroom.

The Old Telephone Exchange is offered for sale with vacant possession.

LOCATION: 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 St Michael's and All Angels church and also nearby a Grade I listed church of St Marys the Virgin, and a village pub, The Winterbourne Arms. The cathedral city of Salisbury offers a comprehensive range of recreational amenities, shopping facilities including a market each Tuesday and Saturday and a wide range of schooling, 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 A : £1,406.89 for year 2023/2024. All mains services connected. Mains Drainage. Gas central heating. Fully double glazed.

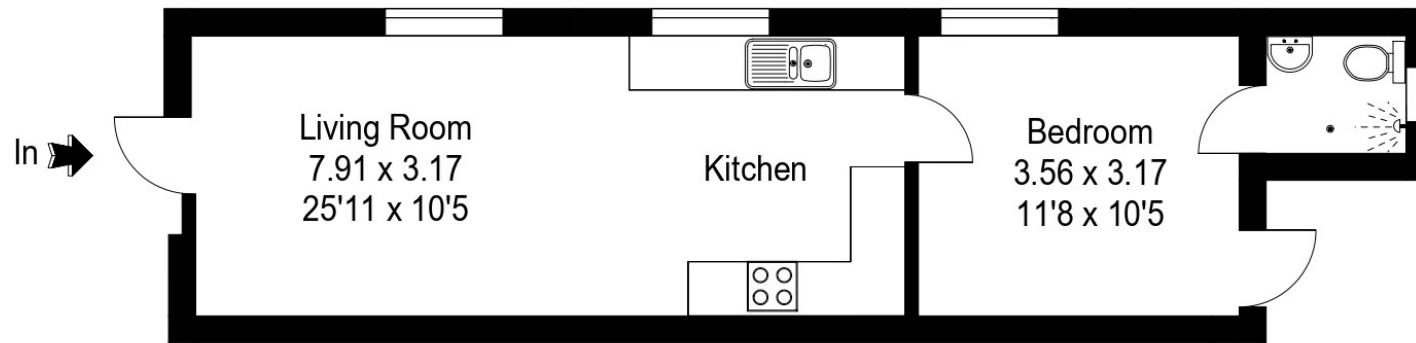
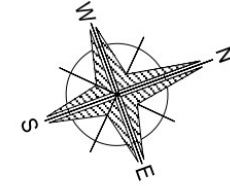
DIRECTIONS: From the city of Salisbury proceed along the A30 passing the Marks and Spencer's garage on your left hand side, proceed across the next 2 roundabouts and follow the road under the railway bridge to the next roundabout. Take the first exit towards The Winterbournes and at the next mini roundabout turn left across the railway bridge and then immediately right. Follow the road into through Winterbourne Earls into Winterbourne Dauntsey. Look for Box Cottage, located on the left hand side; the access to The Old Telephone Exchange is immediately before Box Cottage, on the left, 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: 10691.



The Old Telephone Exchange, Winterbourne Dauntsey, SP4 6EH

Approximate Gross Internal Area :- 38 sq m / 413 sq ft



Ground Floor

PRODUCED FOR BAXTERS 2023

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 cupboard / 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.