



THE OLD POST OFFICE, MIDDLETON ROAD, WINTERSLOW, SALSBURY SP5 1QJ

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**BAXTERS**  
PROPERTY & LAND AGENTS



**THE OLD POST OFFICE, MIDDLETON ROAD, WINTERSLOW, SP5 1QJ**  
**PRICE GUIDE: £795,000**

Located within the ever popular Wiltshire village of Winterslow is The Old Post Office, a characterful detached cottage the oldest and most original part of which dates from 1901. The cottage enjoys the benefit of a large private garden, private drive with parking for several cars and a detached oak frame barn style double garage.

Having been enlarged around the early 2000s with a full width double storey rear extension, The Old Post Office now offers versatile light and airy family accommodation with, on the ground floor, three separate reception rooms; a large double aspect living/dining room with a working fireplace and log burning stove, second reception room/sitting room with French doors leading out to the garden and a good size study/5<sup>th</sup> bedroom.

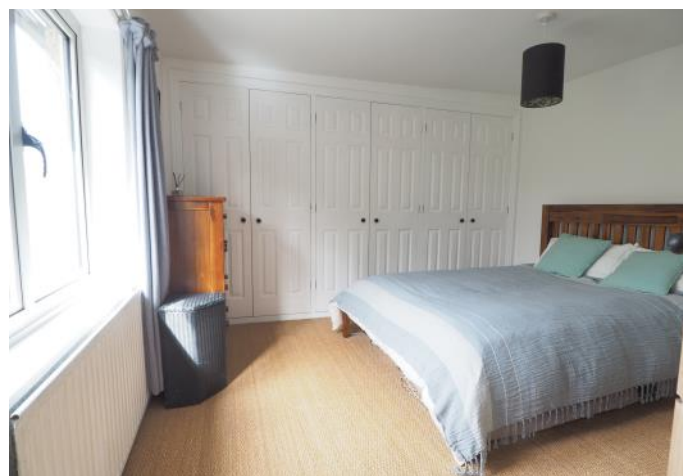


The kitchen is an excellent size fitted with a comprehensive range of units, worktops, a working double oven, a modern range cooker, and there is a generous utility area; off the kitchen is a c.13'x8' glazed orangery style garden room/breakfast room with glazed vaulted ceiling French doors. There is also a spacious entrance porch and a ground floor cloakroom. The first floor benefits from a large principal bedroom with en suite, three further double bedrooms and a large family bathroom. The property is double glazed and centrally heated via an oil fired boiler to radiators, with underfloor heating in the kitchen and conservatory.

The cottage fronts on to the village road with access over the adjoining lane to a private gated drive and detached double garage. The garden is a good size, laid mainly to lawn and fully enclosed with a number of flower beds, shrubs, trees and a wildlife pond. There is a timber garden shed which is used as a wood store.

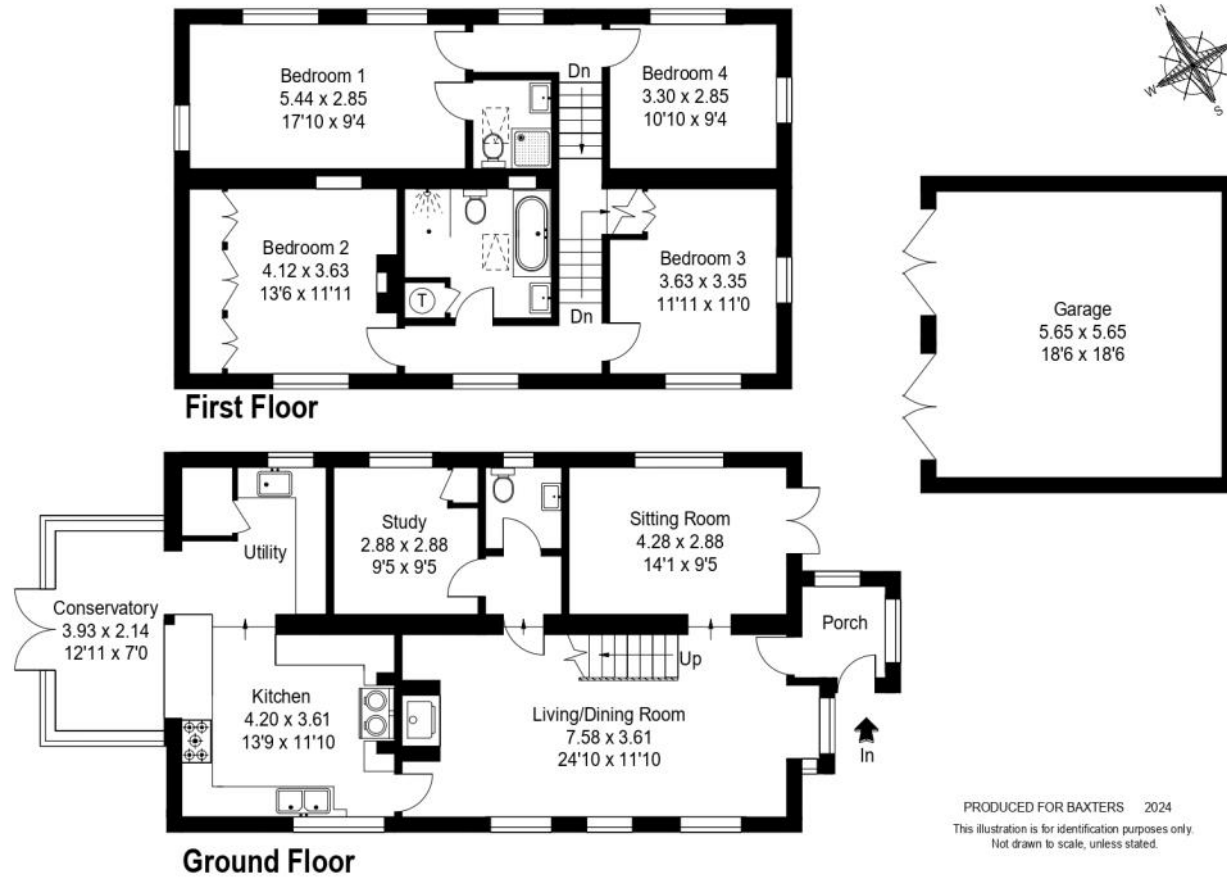
**LOCATION:** Winterslow, a sought after location to the north east of Salisbury, offers a range of facilities including a thriving village stores/post office, a popular country inn, a highly regarded primary school and pre-school group. Other amenities include a doctor's surgery, modern village hall and two recreation grounds and there are many walks in the surrounding Wiltshire countryside. 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, also stopping at Grateley, serving London, Waterloo and the West Country. Although a rural environment, 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.

**DIRECTIONS:** From the city of Salisbury proceed in a north easterly direction along the A30 London Road as though towards Andover. Continue to follow the road for approximately three miles and turn right to Firsdown (immediately before Thyme and Tides Deli). Proceed through Firsdown towards the Winterslows; take the first turning left after the church towards the village centre. Continue past The Lord Nelson Inn and village shop on the right and continue to follow the road, The Old Post Office will be found on the left, just before the tennis courts, village hall and doctors surgery on the right.



# The Old Post Office, Middleton Road, Winterslow SP5 1QJ

Approximate Gross Internal Area :- 185 sq m / 1990 sq ft



**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band F : £3,261.24 for year 2024/2025. Mains Electricity, Water and Drainage. Oil Central Heating. Fully double glazed.

**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: 10722.

