



**OLD HALL COTTAGE, MIDDLE WINTERSLOW, SALISBURY SP5 1QS**

**01722 238711**

**BAXTERS**  
PROPERTY & LAND AGENTS



**OLD HALL COTTAGE, MIDDLE WINTERSLOW, SALISBURY SP5 1QS**  
**PRICE GUIDE: £349,000**

Located at the very heart of the village of Middle Winterslow, Old Hall Cottage is a modern three storey family home within walking distance of the village school, shop & Post Office and the village hall and the village pub, The Lord Nelson.

Deceptive in appearance, the accommodation is surprisingly spacious, light & airy and well planned with a large welcoming entrance hall, good size kitchen, generous living room with log burning stove and an adjoining conservatory/garden room. There is also a shower room/cloakroom on the ground floor.



Off the first floor landing are two double bedrooms, a family bathroom and a stairway leading up to the second floor main bedroom which is an impressive 19' x 15'. The property is double glazed and heated via electric storage units.

To the front is an expanse of gravelled drive with off road parking, some mature planting and side access leading through to the rear garden which is fully enclosed with a small lawn, patio seating area and a timber garden shed.


Old Hall Cottage is offered for sale with vacant possession and no onward chain.

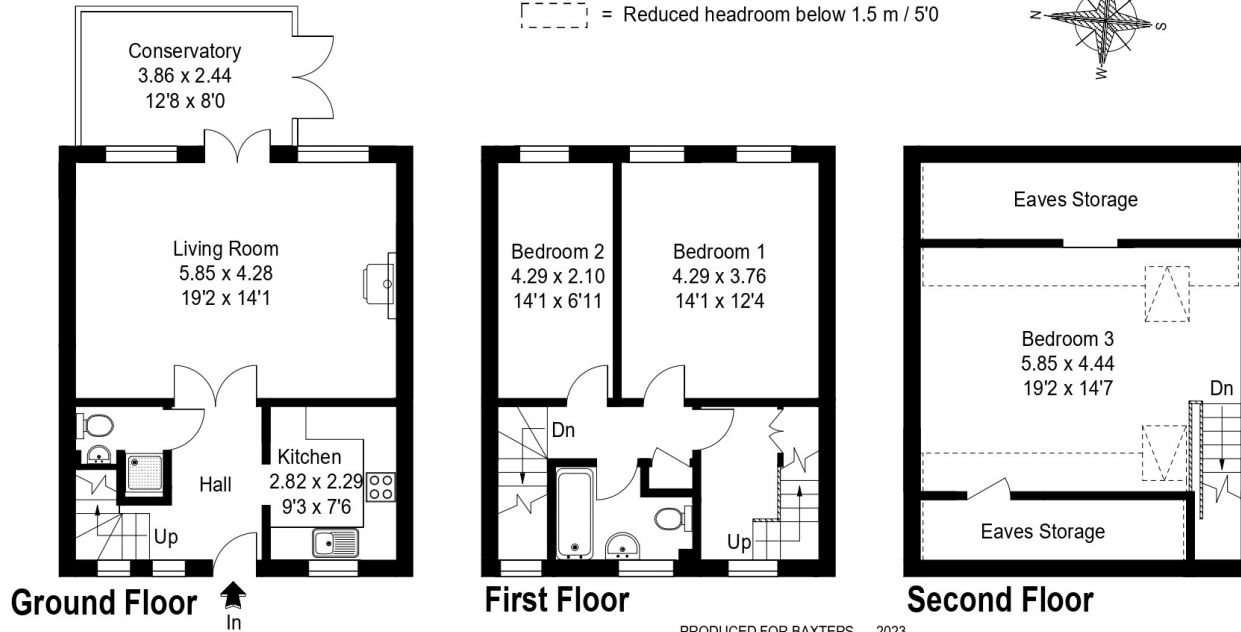
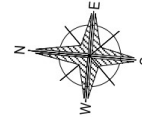
**LOCATION:** Winterslow is a sought after location to the north east of Salisbury, offers a range of facilities including a thriving village stores/post office, a popular country inn, a highly regarded primary school and pre-school group. Other amenities include a doctor's surgery, modern village hall 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.



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Approximate Gross Internal Area :- 123 sq m / 1319 sq ft

 = Reduced headroom below 1.5 m / 5'0"



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.



**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D: £2,140.54 for year 2023/2024. All mains services connected. Mains Drainage. Electric Heating. Fully double glazed.

**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 Firsdow (immediately before Thyme & Tides Deli). Proceed through Firsdow towards the Winterslows; take the first turning on the left after the church towards the village centre. Continue past The Lord Nelson Inn and village shop on the right and Old Hall Cottage is immediately behind the village shop on the right 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: 10704.

