



TEFFONT MAGNA



COOKE'S COTTAGE

The Street, Teffont, Salisbury,
SP3 5QT

Summary Of Accommodation

Beautiful Wiltshire Residence | Sought After Village Location | Truly Stunning Accommodation | High Specification & Luxury Fittings Throughout | Potential For Loft Conversion (STP) | Landscaped Gardens | Outbuilding | Garage & Off Road Parking | No Onward Chain | EPC: F

Location

The semi-rural and typically English village of Teffont Magna is located on the edge of the Nadder Valley. The village has a renowned reputation for its assortment of period cottages as well as its picturesque street scene beside the River Teff. The village benefits from the sought after Howards House Hotel, the Church of St Edward and Manor Farm Livery Stables.

Nearby Tisbury is the largest Village in Wiltshire's Nadder Valley and is located to the west of Salisbury. The Village also has a Railway Station which is on the main line between Exeter and London Waterloo. Tisbury has a good range of immediate facilities including a Co-operative Supermarket, several independent retailers, Post Office, Public Houses, Doctors' Surgery, Dental Practices, Library, Leisure Centre, Recreation Ground and several Community Groups. During 2014, 2015, 2016 and 2018 Tisbury was voted within the top 5 villages to live in outside of London according to the Sunday Times. Tisbury also benefits from excellent road links from being located in close proximity the A303 and the A30.

A303 (London/Exeter) 6m, Shaftesbury 10m, Salisbury 11m. Trains: Tisbury (London Waterloo 110m), Salisbury (London Waterloo 85 mins).

Local Authority

Wiltshire Council, Band F.

Tenure

Freehold.





Description

A truly stunning, charming and characterful detached cottage set in the beautiful Wiltshire Village of Teffont Magna. The elegant accommodation includes an entrance hall, kitchen/breakfast room with bespoke John Lewis of Hungerford kitchen, two reception rooms one with inglenook fireplace and log burner and a utility and cloakroom. Upstairs are two spacious bedrooms, each with their own en suite both of which have underfloor heating. The shower room to the master bedroom accessed through a dressing room has a made-to-measure walk in shower cubicle, while the other has a custom made Albion free standing bath. There is also a large attic room with a staircase and potential for development.

Outside are colourful and vibrant gardens, off road gravel parking, a garage and an outbuilding.

Directions

From our Tisbury office proceed out of the village on Hindon Lane and turn right at the Beckford Arms and continue through the Fonthill Estate. At the junction, turn right and proceed through the villages of Fonthill Bishop and Chilmark. Upon entering the village of Teffont round the sharp right hand bend whereby the cottage can be found on the left hand side.

Outside

To the side of the cottage is off road gravel parking providing space for several vehicles and access to the garage.

The rear garden is full of life, colour and beauty with several landscaped areas of planting and vegetable beds as well as a raised area of established lawn. The property backs on to a large area of woodland. There are many opportunities on the door step for walking and riding.

Soft fruit trees are present as well as a greenhouse and meandering gravel pathways bordered with vibrant and intelligent planting. This can all be seen from the spacious patio which is ideal for entertaining.

There is also an outbuilding currently used as a store which is of brick construction with a slate pitched roof.

Services

The property is connected to mains water, drainage and electricity. The cottage also offers oil fired central heating and a handsome wood burning stove.

Viewings

Strictly with Bassets in Tisbury. - 01747 859 359.




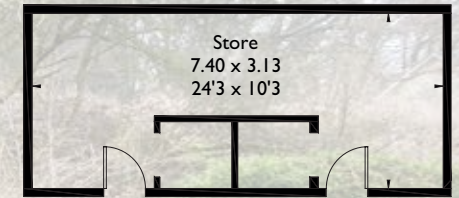




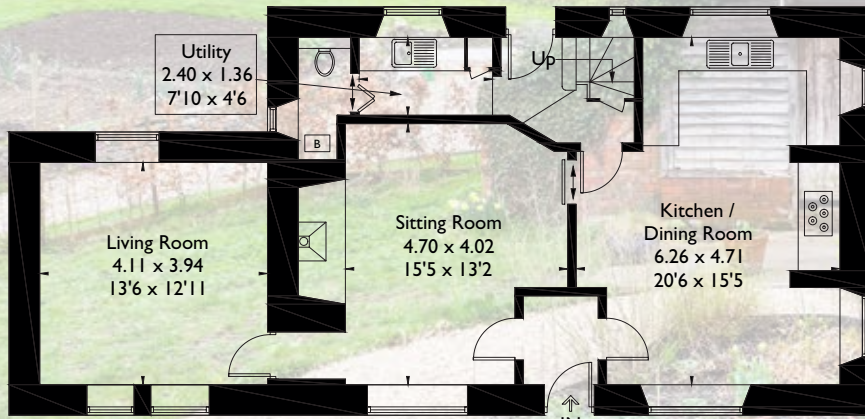
First Floor

Approximate Gross Internal Area = 213.1 sq m / 2294 sq ft
 Garage = 15.2 sq m / 164 sq ft
 Store = 23.3 sq m / 251 sq ft
 Total = 251.6 sq m / 2709 sq ft

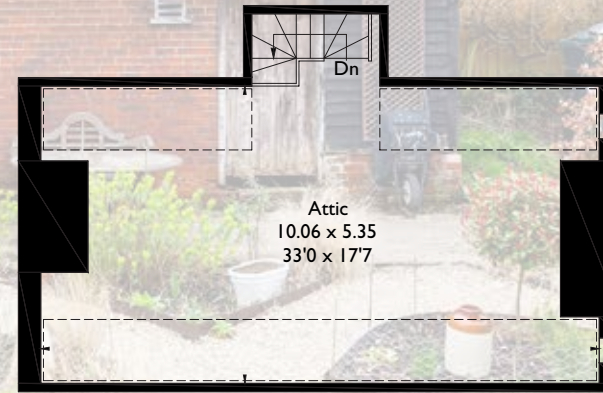
 = Reduced headroom below 1.5m / 5'0"



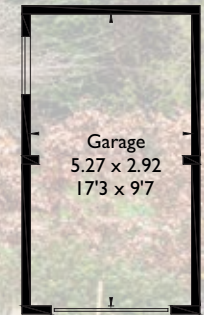
(Not Shown In Actual Location / Orientation)



Ground Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Important Notice

These 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. All measurements and the proportions of the floor plans provided are approximate. DAY MONTH 2017

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