



Church View | £550,000  
West Dean, Salisbury, SP5 1JQ





# Church View

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## Summary

This characterful period cottage is enviably positioned in the heart of the thriving and leafy Wiltshire village of West Dean, enjoying a healthy community spirit with various events throughout the year. This charming cottage is beautifully presented inside and out with two double bedrooms on the first floor served by a stylish family bathroom. The three reception rooms include a sitting room with log burning stove, breakfast room and spacious dining room with French doors to a private patio area. The newly fitted cottage style kitchen is complemented by the adjoining utility room. Outside there is ample parking on the driveway with well tended gardens extending to paddocks and open countryside to the rear. The studio/ home office offers potential to generate additional income as an occasional guest suite or working from home and is fitted with underfloor heating and modern kitchen area.

## Features

- An attractive characterful period cottage
- Idyllic village setting
- Beautifully presented inside and out
- Two double bedrooms
- Three reception rooms
- Newly fitted kitchen with utility room
- Ample off road parking
- Studio/Home office in the garden with newly fitted kitchen
- Well tended gardens backing onto paddocks and countryside

## EPC Rating

Energy Efficiency Rating  
Current E  
Potential C



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 592 SQ FT / 55.0 SQ M  
FIRST FLOOR = 399 SQ FT / 37.1 SQ M  
STUDIO = 170 SQ FT / 15.8 SQ M  
TOTAL = 1191 SQ FT / 107.9 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1007823)

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## Ground Floor

The attractive oak and red brick porch opens into the welcoming entrance hall via a secure inner door with quality French oak flooring, exposed beams and tasteful decor. The sitting room features an inglenook fireplace with log burning stove and old bread oven with a shelved recess and glazed French doors into the generous dining room with access out to the patio seating area via glazed French doors. The newly fitted kitchen offers a range of shaker style wall and base units complimented by oak block work tops and inset ceramic sink and drainer. Integrated appliances include a single oven, four burner induction hob with extractor hood over, dishwasher, microwave and fridge. The oil fired boiler is concealed in a cupboard with the adjoining utility room providing plumbing and space for white goods with access to the garden. A cosy breakfast room provides a useful additional reception space with a built in shelved storage cupboard and storage under the stairs.

## First Floor

The first floor landing accesses the boarded loft space fitted with a window and pull down ladder. The two double bedrooms are well proportioned with a built in wardrobe to bedroom one. The well appointed family bathroom comprises a free standing roll top bath, separate shower cubicle, wash hand basin, WC and heated towel rail.

## Parking

Ample off road parking for several vehicles is available on the gravel driveway flanked by neatly trimmed hedgerows.

## Outside

A walled patio seating area abuts the rear of the property providing an ideal space to relax or entertain with a further covered seating area and pergola. The well tended lawn is flanked by an abundance of well stocked borders with a pathway extending to the studio/home office. The garden extends to the studio and substantial patio area, hard standing and terrace with timber store and shed over looking paddocks and open countryside.

## Studio

The impressive studio provides a versatile outdoor space and ability to generate income. It is currently used as a guest suite with a modern refitted kitchen area, sleeping area and shower room with vanity wash basin, WC and shower cubicle. The studio is also fitted with electric under floor heating.

## Location

The picturesque Wiltshire village of West Dean enjoys a rural position set within rolling countryside whilst enjoying a healthy community spirit with many events through out the year. The village boasts a railway station, social club village hall and church. The neighbouring villages of Lockerley and West Tytherley offer a range of traditional amenities including a Post Office, public houses, village school and a recreation ground. West Dean sits conveniently equidistant between the Cathedral City of Salisbury and the market town of Romsey.

## Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

## Age

Dating back to 1830 - 1860

## Sellers Position

Buying on

## Heating

Oil fired central heating

## Council Tax

Band D - Wiltshire Council

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