



Horseshoe Cottage West Tytherley

Salisbury, SP5 1NF

£650,000



Horseshoe Cottage is an exquisite, newly built chalet-style property, nestled in the heart of this highly sought-after village. This beautifully designed home offers flexible accommodation with 3-4 bedrooms, finished to a high standard throughout. It combines charming character features with exceptional energy efficiency and building standards.

The property boasts lovely open-plan living spaces, creating a light and spacious ambiance. The property is impressively energy efficient, achieving a current rating of 'B' with potential to reach an 'A' rating.

Outside, Horseshoe Cottage features private gardens with a southerly aspect, providing driveway parking, all enclosed by automated gates. A standout feature is the versatile 11m x 3.3m barn, which can serve as a garage and/or storage space.



Location

Horseshoe Cottage sits within the heart of the sought after village of West Tytherley. A range of useful village amenities including character public house, village shop, primary school, and the village church are all within walking distance. The position provides great access to some beautiful countryside as well as Salisbury, Romsey and the M27. An early internal viewing is highly advised.

Front Door to:

Open Plan Living/Kitchen 25'7" x 21'5" (7.8m x 6.55m)

Sitting Area (3.75m x 3.55m)
Double glazed window to side and double glazed doors to garden with lovely views over the garden and beyond. Freestanding log burner with slate hearth, radiator, feature ceiling beams and television point.

Kitchen Area – Shaker style wall and base units with composite worksurface. Inset ceramic hob, with extractor hood over, integral dishwasher and fridge/freezer. Inset 1 ¼ bowl sink unit with mixer tap, double glazed window.

Utility Room 6'4" x 6'2" (1.95m x 1.9m)

Double width airing cupboard with pressurised hot water tank and controls. Base units with composite worksurface over. Inset sink unit with mixer tap, plumbing and space for washing machine and tumble dryer. Cupboard housing electrical fuses. Double glazed door to rear and window to side.

Reception Room/Bedroom Four 14'9" x 9'6" (4.5m x 2.9m)

Double glazed doors to garden with views. Radiator, feature ceiling beams and television point.

Shower Room

White push button WC, vanity basin and tiled shower enclosure. Heated towel rail, double glazed window to rear, extractor fan and ceiling spotlights.

First Floor Landing

Velux window to side and radiator.

Bedroom One 14'7" x 17'9" (4.45m x 5.42m)

Velux window to side, double glazed window to front overlooks the garden and countryside beyond. Radiator and television point.

Bedroom Two 11'1" x 8'10" (3.4m x 2.7m)

Double glazed window to rear aspect, radiator and television point.

Bedroom Three 10'4" x 8'6" (3.15m x 2.6m)

Double glazed window to rear and Velux window to side. Radiator and television point.

Bathroom

White push button WC, vanity basin, panelled bath and tiled shower enclosure. Obscure glazed Velux window to side, extractor fan, heated towel rail and ceiling spotlights

Outside

Horseshoe Cottage is accessed by automated gates with a gravel driveway. Steps lead up to a stone path to the entrance door, with the majority of the garden sitting to the front of Horseshoe Cottage, this makes the most of the aspect and view without compromising privacy. Lawn gently slopes down toward the driveway with a number of raised flower beds. A pathway leads to the other side and rear of the property where the principle entrance and utility doors can be found.

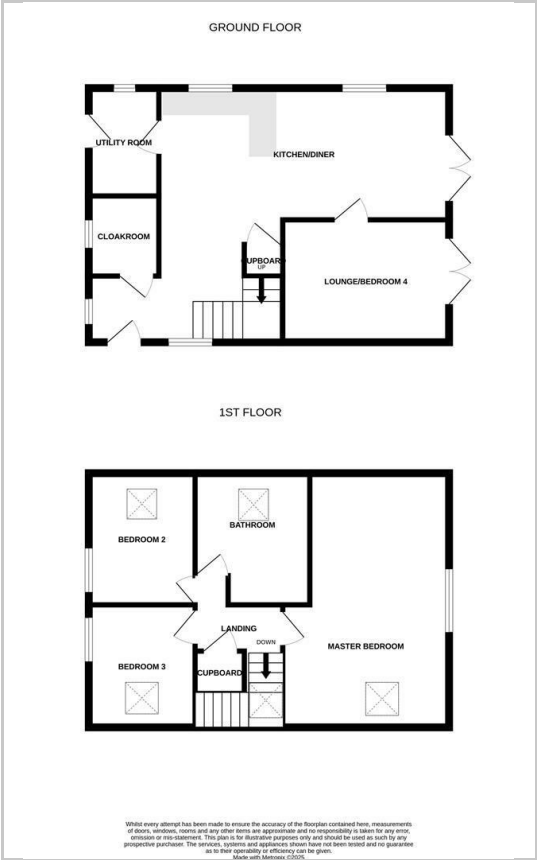
Barn/Garage (11m x 3.3m)

An attractive part timber clad structure which has been refurbished. Double doors to front, power and light.

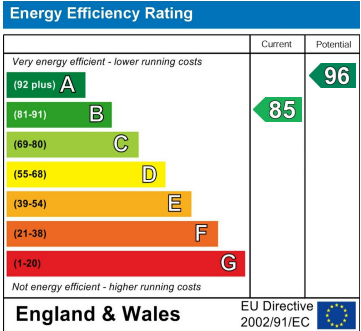
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.