



HANGING LANGFORD

Boatwrights
Estate Agents



THE COBBLES

Wylve Road, Hanging Langford
Salisbury SP3 4NN

Summary Of Accommodation

Charming, Detached Cottage in Pretty Wylve Valley Village | Approximately a Quarter of an Acre Plot | Kitchen Breakfast Room, Opening in to Dining Room with Inglenook | Large Sitting Room, Further Reception, Plus Garden room | Four Bedrooms with Ensuite to Main | Additional Bathroom Upstairs, Plus Shower Room on Ground Floor | Double Garage & Parking | Attractive South Facing Cottage Style Garden | No Onward Chain | EPC: E

The Property

Brought to the market for the first time in over 30 years, is this charming, detached cottage, which has been beautifully cared for by the current owners, quietly positioned on a plot of approximately a quarter of an acre within the heart of Hanging Langford.

The well-presented accommodation to the ground floor, includes a welcoming entrance hall, downstairs shower room, kitchen with breakfast bar, leading into a separate dining room with stunning Inglenook fireplace, study/extra reception, with two sets of double doors, one into a large sitting room with a further fireplace, the other into the south facing garden room.

To the first floor the double aspect main bedroom has both an ensuite bathroom, and built in storage. There are three additional bedrooms, two with built in wardrobes/storage/hand basins, all served by a further bathroom.

Externally there is a detached double garage, ample off-road parking, wonderful south facing gardens, a summer house and a further garden shed.





Location

The popular village of Hanging Langford is located in the heart of the Wylfe Valley with an abundance of countryside walks on the doorstep. The Langford Lakes Nature Reserve is a true haven for birds and wildlife whilst the local village hall offers social events and classes. The nearby village of Wylfe provides a village shop, Post Office and pub.

Situated to the south east, is the Cathedral city of Salisbury which provides a comprehensive choice of schooling, further shopping, restaurants, leisure facilities and a theatre. The city has a range of supermarkets as well as 5 Park & Ride services for ease of access into the city centre.

A303 (London/Exeter) 2m, Salisbury 9m, Warminster 12m, Tisbury 9m .

Trains to London: Tisbury (London Waterloo 110mins), Salisbury (London Waterloo 85 mins), Warminster (Bristol Temple Meads 48mins).

Outside

The property is accessed off of the Wylfe Road where you enter a gravelled driveway to the west of the property, providing off-road parking for a couple of vehicles as well as access to the double garage with two up and over doors and a side door into the garden. A pathway leads you to the front which is enclosed by mature hedging. There is access to both sides of the property to the rear.

The sunny south facing rear garden has been beautifully cared for by the current owners providing a mature cottage style garden, which can be accessed from single doors in both the kitchen and dining room, as well as the double doors in the sun room, where you step out onto a patio, providing plenty of space for the garden furniture. The rest of the garden is mainly laid to lawn, mixed with an array of colourful planting and mature hedging, providing a very private feel.

The garden is enclosed to all sides with a summer house located at the top, as well as a further shed at the back of the garage.

Services - The property is connected to mains water, electricity and drainage. Heating is electric, along with an inglenook fireplace in the dining room, as well as a further fireplace in the sitting room. The kitchen hob is serviced by Calor gas. The property also benefits from solar panels which are south facing and are owned by the property.

Local Authority - Wiltshire Council, Band F.

Tenure - Freehold

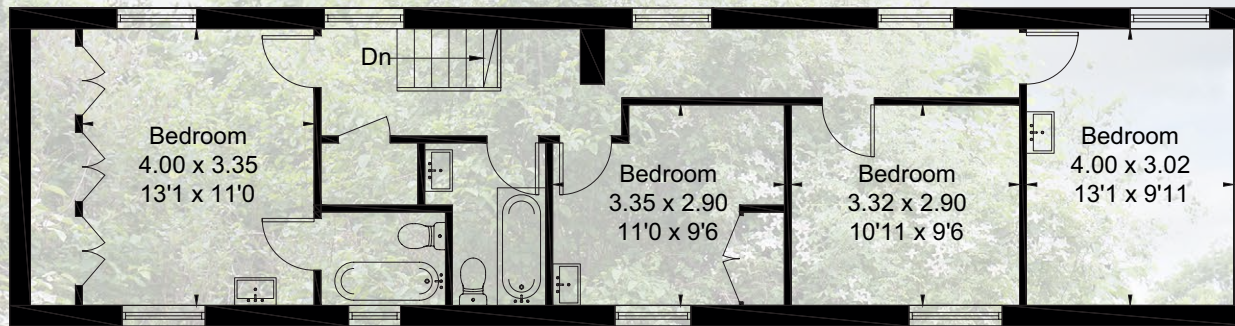
Viewings - Strictly by appointment, only with Boatwrights.

01747 859 359. www.boatwrights.co.uk

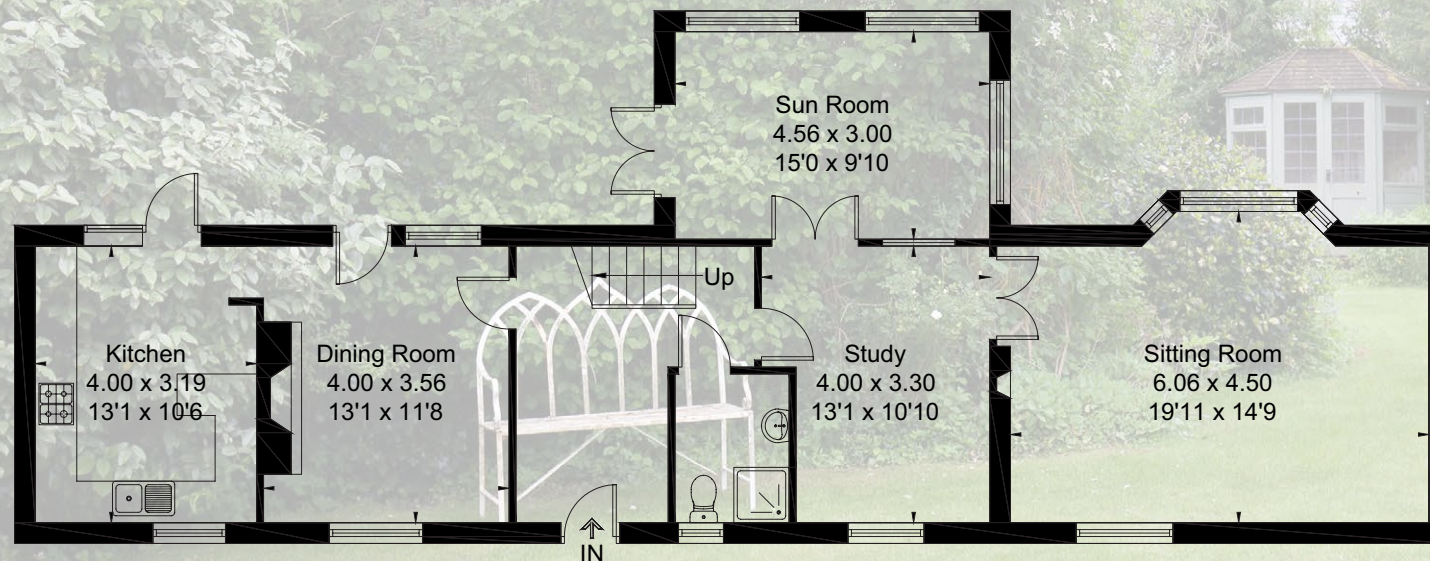




Approximate Floor Area = 182.5 sq m / 1965 sq ft



First Floor



Ground 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. 24th May 2024

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