



Sherwood Cottage Newton Tony, Salisbury, SP4 0HF

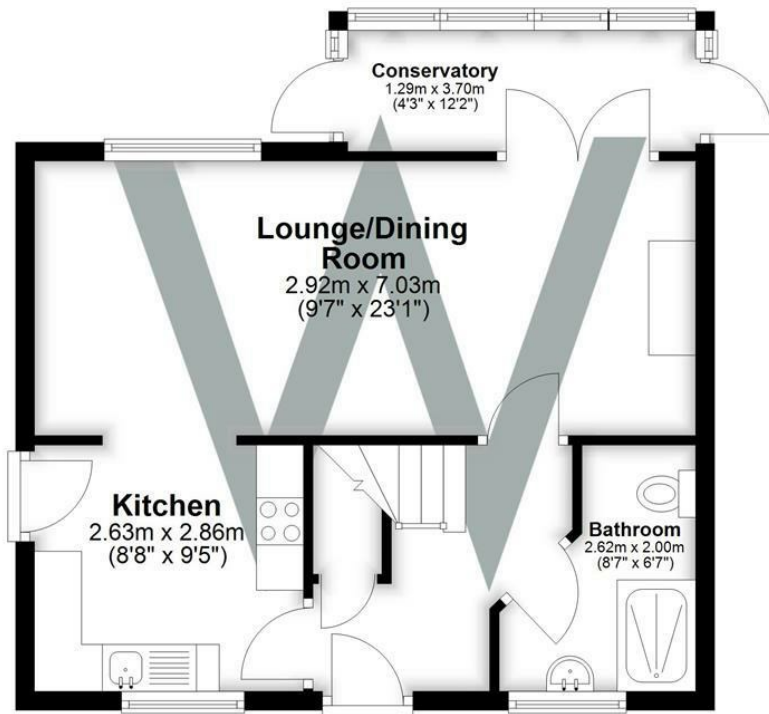
£1,100 PCM

This lovely two-bedroom cottage is located in the picturesque village of Newton Tony, just a short walk from the village centre, local pub, and other amenities. The property includes a small kitchen with a new ceramic hob and electric oven. Connected to the kitchen is a spacious lounge dining room with large windows offering views of the stream and surrounding farmland. At the rear of the cottage, there is a small conservatory with access to both the gravel car park and the patio. Additionally, downstairs there is a generously sized bathroom with a large shower. Upstairs, there are two bedrooms, with the master bedroom situated at the rear of the property, providing beautiful countryside views and featuring built-in wardrobes. The second bedroom is a good size and could double as a home office; there is also a separate toilet and an upstairs bathroom with a bathtub.

Outside, the property includes a spacious gravel car park, a single bay garage, and a small patio terrace. Other features include oil central heating and an EPC rating of D. The property is available on a short-term 3-month fixed term but will likely be available for around 6 months in total.

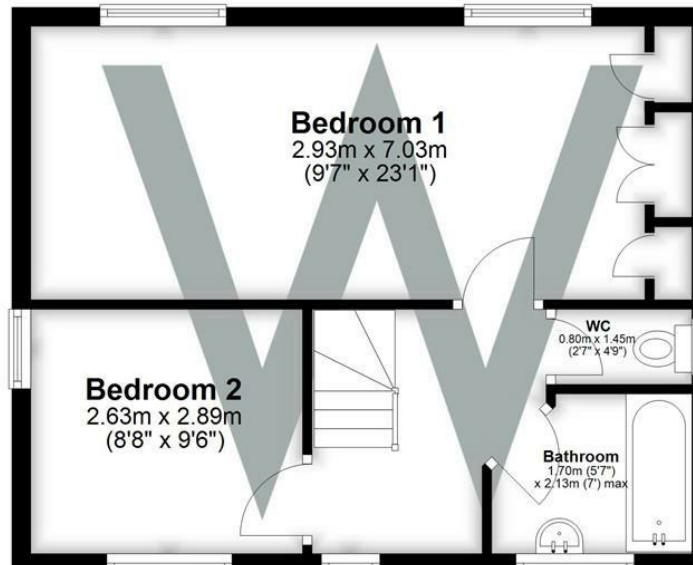
Ground Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.0 sq. feet)



Total area: approx. 84.5 sq. metres (909.4 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	66	
England & Wales	EU Directive 2002/91/EC	

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