



Shady Nook Station Road, Great Wishford, Salisbury, SP2 0PA

£315,000 Freehold

A character semi detached cottage centrally situated in a popular village and offered with no onward chain.

Description

The property is a character cottage that is offered in good order throughout and is offered with no onward chain. The well proportioned accommodation comprises on the ground floor of an entrance hallway which leads to both rooms. There is a sitting room with a triple aspect, a woodburner and built in storage cupboards. The kitchen/breakfast room has a good range of units with an integrated oven and hob with a breakfast bar along one wall and a door leading in to a pleasant, walled courtyard garden. On the first floor is a large landing which could be used as a study area, two good sized bedrooms and a bathroom with a white suite. Further benefits include PVCu double glazing, oil fired central heating and parking to the front beyond which there is a tiered garden. Great Wishford is ideally situated within easy access of Salisbury and the nearby town of Wilton which has an excellent range of amenities. Great Wishford itself has a primary school and there is a public house and one in the neighbouring village of Stoford. Wilton lies nearby and has a wide range of amenities including a doctors surgery and post office.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance Hall

Tiled floor, radiator, stairs with storage cupboard under, inset spotlights, telephone point, window to front.

Sitting Room 19'6" x 10'11" (5.95m x 3.34m)

Triple aspect windows, fireplace with woodburner and fitted dresser style units, part timber panelled walls, cupboard housing electric fusebox, radiator.

Kitchen/Breakfast Room 11'10" x 7'10" (3.63m x 2.41m)

Fitted with cream fronted base and wall units with work surfaces over, sink and drainer with mixer tap under window to front, integrated electric oven and hob with extractor over, space/plumbing for washing machine, space for fridge/freezer, breakfast bar, cupboard housing floor mounted boiler, stable style door to rear.

First Floor Landing

Window to front, wall mounted digital thermostat, loft access, airing cupboard housing hot water tank and immersion with shelving.

Bedroom One 13'2" x 10'11" (4.02m x 3.35m)

Window to side, radiator.

Bedroom Two 11'10" x 7'11" (3.61m x 2.42m)

Window to front, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, shaver point, obscure glazed window to front, heated towel rail.

Outside

To the front of the property is a gravelled parking area with steps up to an area of garden. There is a path around the property with a raised flower bed in to the rear, walled courtyard garden.

Services

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

Outgoings

The Council Tax Band is D and the payment for the year 2024/2025 payable to Wiltshire Council is £2194.43

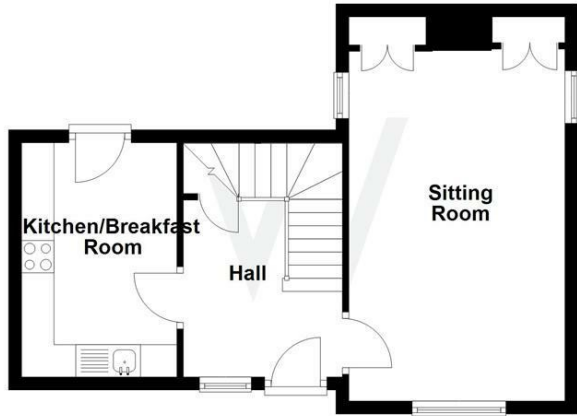
Directions

Leave Salisbury on the A36 Wilton Road and proceed through Wilton and South Newton. Continue into Stoford and by the Swan Inn on the right hand side turn left into Great Wishford. Continue over the bridge, taking the second left turn just before the public house and the property will be found after a short distance on the right hand side.

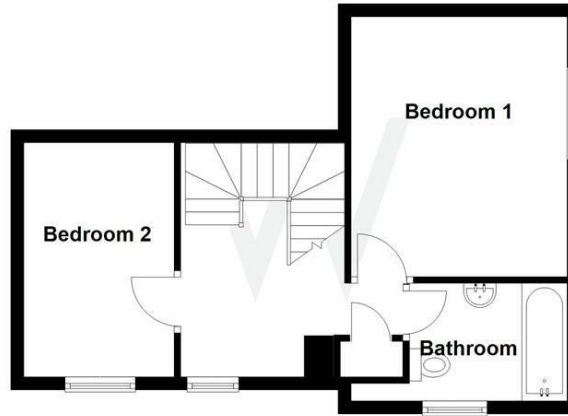
WHAT3WORDS

What3Words reference is: [///warthog.fries.gracing](https://www.what3words.com/?w3w=///warthog.fries.gracing)

Ground Floor
Approx. 38.2 sq. metres (411.0 sq. feet)



First Floor
Approx. 38.2 sq. metres (411.0 sq. feet)



Total area: approx. 76.4 sq. metres (822.1 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
England & Wales	EU Directive 2002/91/EC



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