The Annex, Swallow Cottage Lower Woodford, Salisbury, Wiltshire, SP4 6NQ

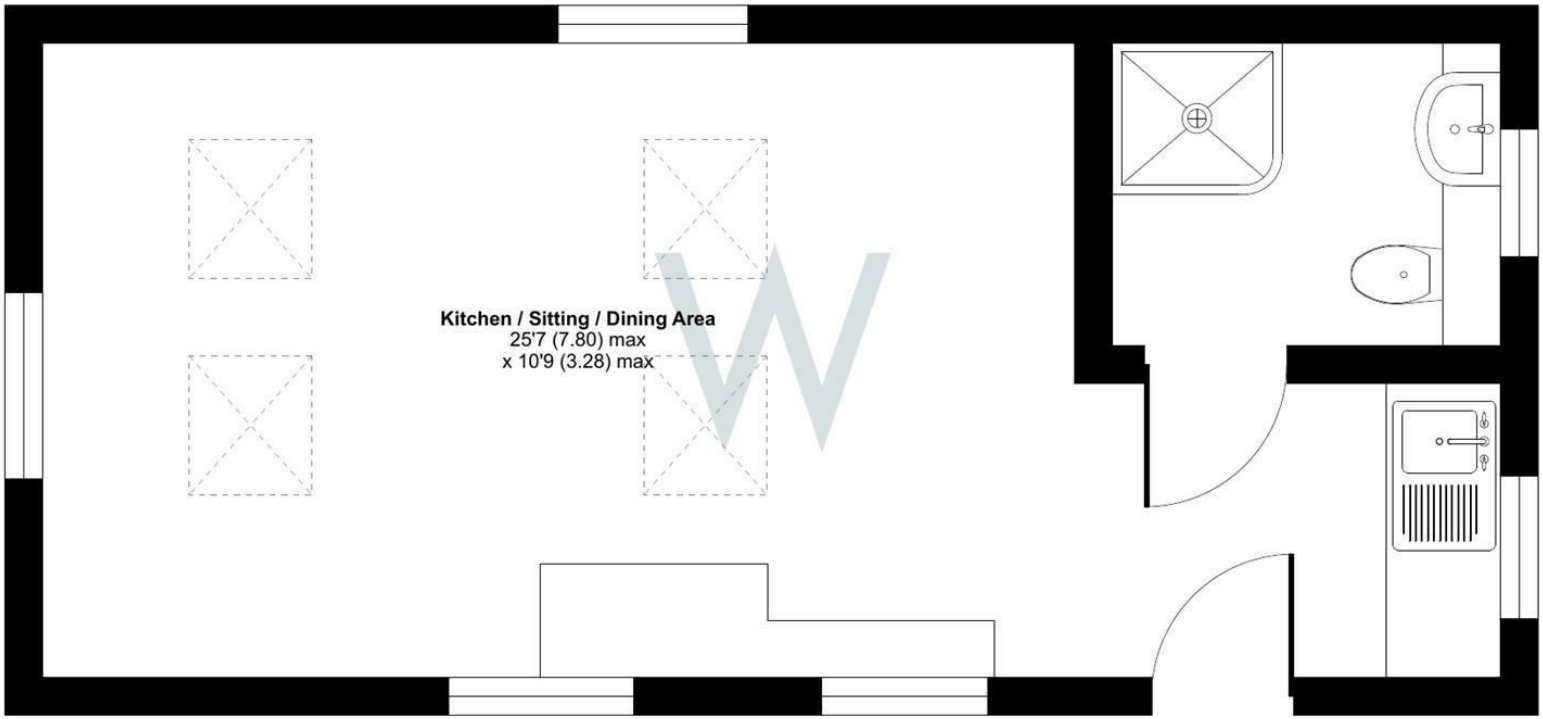
£950 PCM

A newly-created and extremely smart studio annex (i.e., no separate bedroom) within the grounds of Swallow Cottage which is quietly situated in the favoured Woodford Valley with lovely views over the farmland behind. The accommodation comprises a stable door into one main living room, with the double bedroom area at one end (partitioned by a screen), a sitting area in the middle and a small kitchenette at the other end with an adjacent en-suite shower room. The property has been sympathetically converted and is light and airy with a vaulted ceiling with Velux windows. The kitchenette comprises a small sink area, an under-counter fridge and there is a portable, table-top electric hob but no oven although an electric air fryer would be appropriate. The tenant can have use of the utility room in the main house which contains a washing machine and fridge-freezer. The property is mainly furnished as shown in the photographs. Heating via modern electric panel heaters. Outside there is a nice garden for Swallow Cottage which the Annex tenants can share, as well as gravelled parking at the front for one car. The rent includes ALL BILLS i.e., electricity, water and sewerage, Wifi and Council Tax, estimated to be worth at least £250/month. A six month tenancy is offered initially to see how it goes. Would suit single professional person. Sorry no cats allowed due to landlords Labradors.

Swallow Cottage, Lower Woodford, Salisbury, SP4

Approximate Area = 287 sq ft / 26.6 sq m

For identification only - Not to scale



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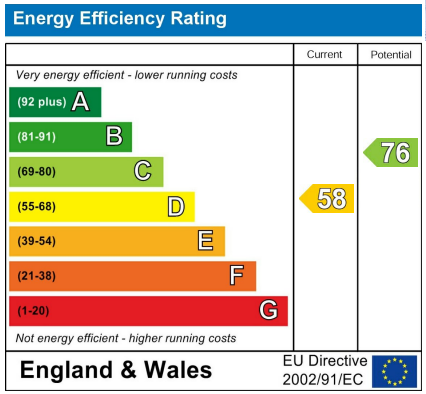

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for H W White Ltd. REF: 1197787

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