



RESIDENTIAL ESTATE AGENTS
PROPERTY LETTING & MANAGING AGENTS
VALUERS & PROPERTY CONSULTANTS
CHARTERED SURVEYORS

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Church Lane, Britford

£2,100 PCM

Moat Cottage Church Lane, Britford, Salisbury, Wiltshire, SP5 4DX



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		40	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Description

This award-winning, grade two listed cottage which has been recently redecorated and set in the idyllic village of Britford offers a unique opportunity to live in a highly desirable area in a beautifully restored property. The Cottage comprises three well-proportioned bedrooms, two modern bathrooms with separate standing showers and baths, a snug, lounge with a Log burner as well as a large modern kitchen with bi-folding doors looking out over the walled private garden, there is also a well-fitted utility room. Outside the property, there is a well-landscaped garden with a large sunny terraced area. Additionally, it has a gravel off-street parking area and a single-bay garage with a log shed connected to the rear. The property was extended in 2008 which provided a third bedroom, two modern bathrooms, a utility room and a well-appointed kitchen. This extension is where the property gained its award from the Salisbury Civic Society Conservation Awards, and as such is a testament to the quality it was held to during its construction. The property has oil-fueled central heating and comes unfurnished, A built in dishwasher is provided but all other white goods are not. It will be available initially for 1 to 2 years with the potential for a longer tenancy.

A Note From the Whites Letting Team

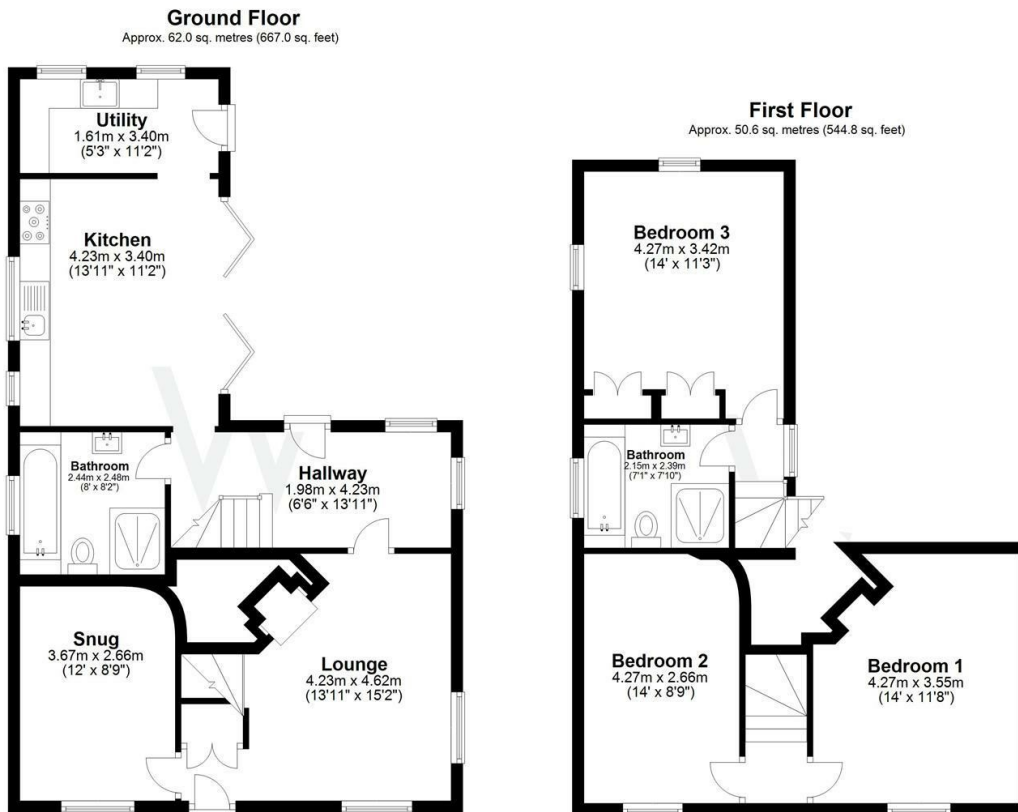
Thank you for considering Whites as your letting agent. As a proud member of the Royal Institution of Chartered Surveyors (RICS), we aspire to uphold its core values by providing a fair, efficient, and transparent service for all prospective tenants. Below we've outlined how we manage property enquiries and applications to help set expectations and guide you through the letting application process.

To begin the process of enquiring about one of our properties, please click the 'Request Further Details/Info' button on the property listing. This will send us your contact information, and we'll get back to you as soon as possible with a short questionnaire to complete. Once we've received your completed questionnaire, your enquiry will be registered with the relevant Property Manager. Please note, only those who complete this step will be considered as having formally enquired about the property.

Due to the high level of interest we often receive, we regret that we aren't often able to offer everyone a viewing. Where possible, we handle enquiries in the order they are received and arrange viewings in groups of up to 4 for the first round. If the property remains available, an additional round of viewings may be scheduled. To manage expectations, we may also temporarily pause viewings to review enquiries. If this happens, we'll do our best to update the property listing accordingly.

Please note that applications are not decided on a first-come, first-served basis. We aim to ensure a fair process for everyone, and all applications will be carefully considered on its merits by us, in conjunction with the landlord, before a final decision is made.

The availability date list



Total area: approx. 112.6 sq. metres (1211.8 sq. feet)



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