



4 Sundial Cottages London Road, Shrewton, Salisbury, Wiltshire, SP3

Guide Price £300,000 Freehold

A modern, semi-detached house together with garden and ample parking, situated in a small close on the edge of the popular village of Shrewton.

Description

A modern, semi-detached house together with garden and ample parking, situated in a small close on the edge of the popular village of Shrewton. The village has an excellent range of local facilities including a school, doctor's surgery, Co-op store, petrol station/garage, together with a local thriving community. The A303 to London and the West Country is a couple of miles away whilst Amesbury, with its more extensive facilities, is some five miles away. The property itself is offered in good order throughout and includes double glazed windows and doors, oil-fired central heating by radiators, hard flooring to the ground floor, parking for three vehicles to the front and side, a large storage shed and a sunny rear garden.

Property Specifics

The accommodation is arranged as follows:

Entrance Porch

Water tap, half-glazed front door to:

Entrance Hall

Stairs to first floor, wood-effect flooring.

Cloakroom

Low level WC and wash hand basin with tiled splashback, shelving, extractor fan, wood-effect flooring.

Sitting Room

Open fireplace with stone hearth and wooden surround. French doors to garden, wood-effect flooring, double doors to:

Kitchen/Breakfast Room

Warmflow oil-fired boiler for heating and hot water, range of wood-effect work surfaces with base and wall mounted cupboards and drawers. display shelving, inset one-and-a-half bowl sink unit with mixer tap over. Four ring induction hob, built-in oven, space and plumbing for washing machine and dishwasher, further appliance space, ceiling downlighters, door to garden, wood-effect flooring.

Second Floor - Landing

Hatch to loft space.

Bedroom One

Built-in double wardrobe.

Bedroom Two

Built-in double wardrobe.

Bedroom Three

Bathroom

White suite of panelled bath, low level WC and wash hand basin. Electric shower, part-tiled walls, extractor fan, built-in storage cupboard.

Outside

The property is approached over a gravelled driveway providing parking for a number of vehicles. This continues to the side of the property where there is a large wooden storage shed and access to the rear garden which has a large paved patio, gravelled sitting area with pergola over, lawn area, oil tank and further garden shed. All enclosed by timber fencing.

Services

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

Outgoings

The Council Tax Band is 'D' and the payment for the year 2024/2025 payable to Wiltshire Council is £2207.56.

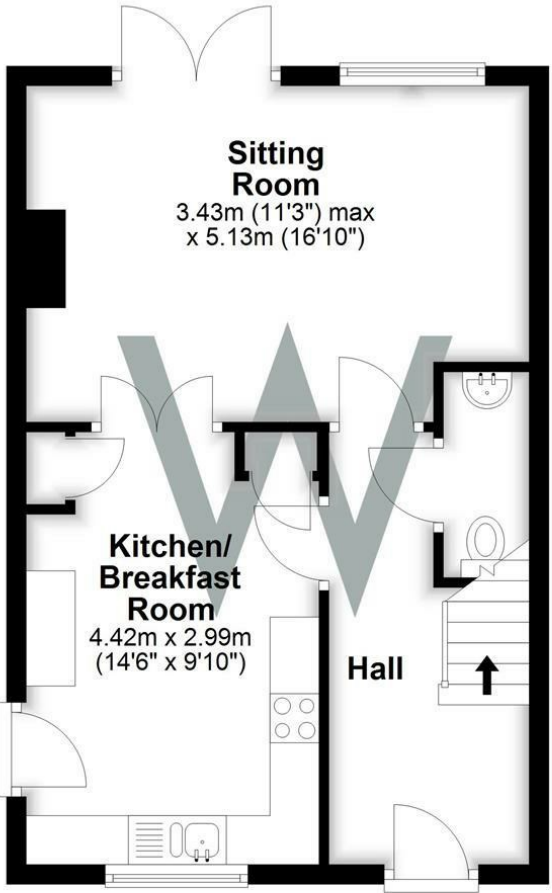
Directions

Leave Salisbury on the A360 Devizes Road and after crossing over the A303 at the roundabout, continue to the next roundabout turning left towards the village of Shrewton. Proceed into the village, turning right at the mini roundabout into the High Street and just before it bends right into London Road, 4 Sundial Cottage can be found immediately ahead.

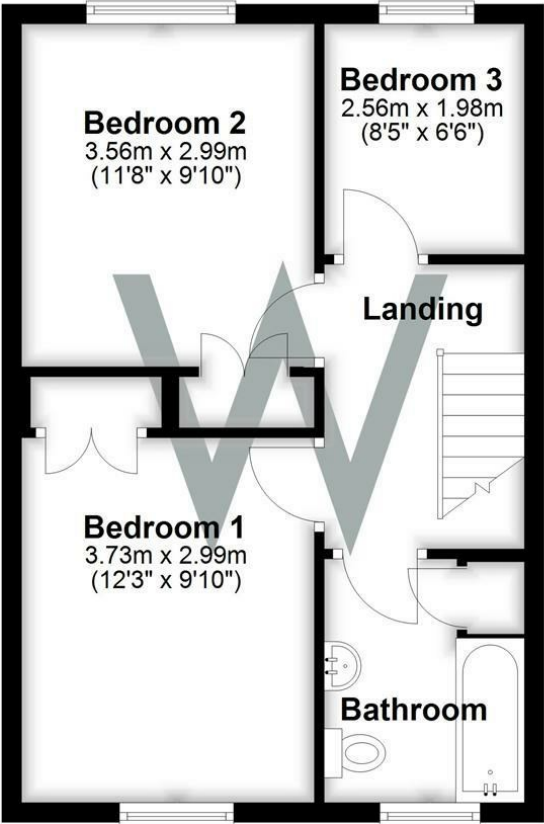
WHAT3WORDS

What3Words reference is: [///varieties.regulates.wealth](https://www.what3words.com/#!/en/varietyregulatewealth)

Ground Floor



First Floor



Total area: approx. 82.0 sq. metres (882.4 sq. feet)



WHITES
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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	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

