



Meads Cottage Shepherds Close, Coombe Bissett, Salisbury, Wiltshire,
SP5 4LX

Guide Price £575,000 Freehold

A wonderful opportunity to purchase an exceptional modern detached cottage, quietly situated in the heart of a popular village at the end of a small close.

Description

A wonderful opportunity to purchase an exceptional modern detached cottage, quietly tucked away at the end of a small close in the heart of this highly sought after village. The cottage has been extended in recent years and there is further permission to convert the loft and also rebuild the garage to create further accommodation/annex consisting of a single garage, downstairs living room and upstairs bedroom. It was built to a very high standard by a well respected local builder in the 1970's and now offers oil fired central heating, wooden double glazed windows, hard flooring to the ground floor, oak doors, refitted sanitary ware and kitchen. The accommodation consists of vaulted entrance porch, hall, sitting room, wc/utility, fantastic kitchen/dining room with vaulted living area, main bedroom with ensuite shower room, double bedroom, single bedroom and family bathroom. To convert the loft would be a simple matter of removing the cupboard on the landing and putting a further staircase to the second floor. There is a large area of gravel parking leading to the garage and gardens to side and rear. Vacant possession is offered.

Entrance Porch

External oak pillars and lighting, vaulted ceiling, full height window, limestone flooring, double coats cupboard.

Entrance Hall

Stairs to first floor with understairs cupboard, limestone flooring.

Utility/WC

Worksurface with inset butlers sink and mixer tap, space and plumbing for washing machine, base and wall cupboards, limestone flooring.

Sitting Room

Oak effect flooring (Amtico), double aspect room with large bay window to front elevation.

Kitchen/Dining/Living Room

A wonderful room, recently extended with vaulted ceiling to the living area, French doors to garden, range of work surfaces with base and wall mounted cupboards and drawers, built in fridge/freezer and dishwasher, electric hob, double oven, extractor hood, butlers sink with mixer tap over, limestone flooring, ceiling spotlights.

First floor landing

Cupboard housing hot water tank. Deep storage cupboard. Hatch to insulated loft.

Bedroom 1

Range of fitted wardrobes.

En-suite shower room

Tiled cubicle with glass screens and thermostatic mixer shower, heated towel rail, wc and hand basin in vanity unit. Tiled floor.

Bedroom 2

Double aspect room.

Bedroom 3

Double aspect room.

Bathroom

Panel bath with glass shower screen and thermostatic shower over, wc with concealed cistern, hand basin with drawers beneath, column radiator/towel rail, tiled floor and part tiled walls.

Outside

The property is reached over a small lane leading to a gravelled parking and turning area. A picket fence separates the garden which is laid to lawn with shrubs and trees, this being enclosed by chestnut paling fence. Lovely outlook to rear overlooking private land and woodland.

Garage

Single garage with permission to replace with garage plus self contained accommodation.

Services

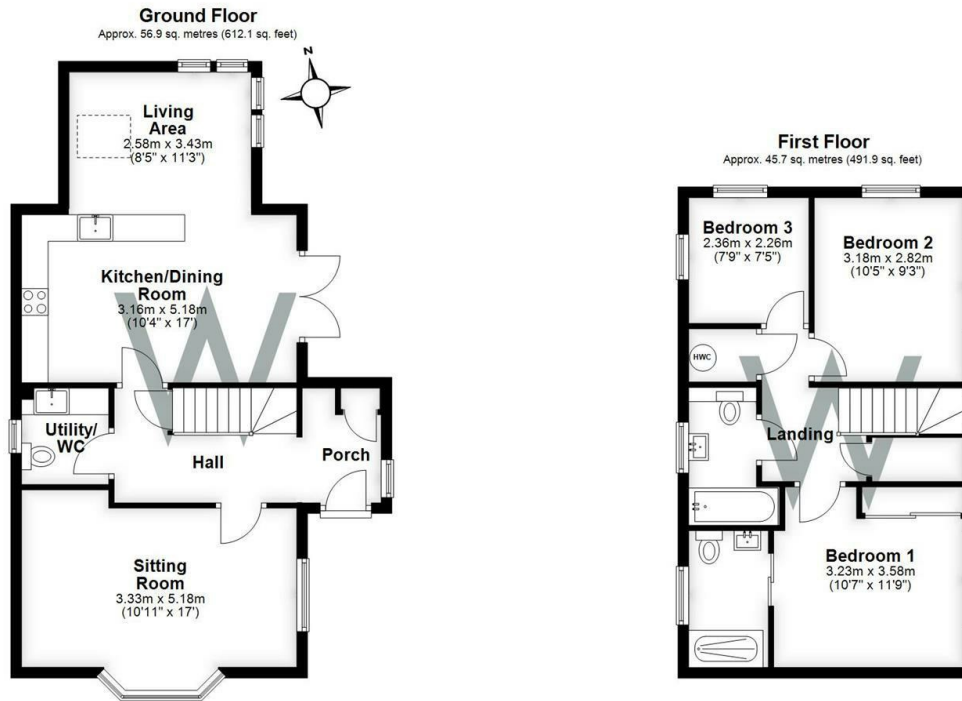
Mains water and electricity are connected to the property. Oil fired central heating. Septic tank drainage.

Outgoings

The Council Tax Band is E and the payment for the year 2024/2025 payable to Wiltshire Council is £2685.63

WHAT3WORDS

What3Words reference is: ///pickle.troubles.spruced



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		78
(81-91) B		
(69-80) C		46
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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