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**WHITES**

**The Cottage, 57 Devizes Road, Salisbury, Wiltshire, SP2 7LQ**

**£390,000 Freehold**

# **A detached house set in an off road position with the benefit of off road parking, a garage and gardens to the front and rear.**

## **Description**

The property represents a rare opportunity to purchase a detached house with garaging and off road parking for three cars within close proximity and walking distance of the city centre and railway station. This extended, character house is set back from the road in a quiet and private position and enjoys both front and rear gardens. The well proportioned accommodation comprises a sitting room with an attractive woodburner, a dining room and a kitchen which has a good range of units and integrated appliances. The current owner has built an attractive extension with a vaulted ceiling which is currently used as an office space but could alternately be used for other purposes and there is also a cloakroom. Both bedrooms have en-suites with the larger one to the master bedroom having an attractive oval bath and large shower cubicle. Further benefits include PVCu double glazing, gas central heating and gardens to front and rear with a useful store/workshop. Lying in an off road position near the bottom of Devizes Road the property is also near to convenience stores and the Waitrose store.

## **Property Specifics**

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

### **Entrance hall**

Timber front door with glazed viewer, stairs, exposed floorboards.

### **Sitting room**

Dual aspect with windows to front and rear, fireplace with inset woodburner, low level cupboard housing electric fusebox and meter, radiator.

### **Dining room**

French doors to rear, window to front, radiator, fitted shelving, understair cupboard, door to;

### **Kitchen**

Fitted with base and wall units with work surfaces over and tiled splashbacks, sink and drainer with mixer tap, integrated slimline dishwasher, washing machine, fridge/freezer and Range style cooker with five ring gas hob, French doors to front garden, part glazed door to;

### **Office/Family Room**

Two windows to rear, window and French doors to side, fitted cupboards with work surfaces over, two electric heaters, wood effect floor, inset spotlights, attractive vaulted ceiling with two velux windows, door to;

### **Cloakroom**

Fitted with a low level WC, pedestal wash hand basin, wood effect floor, inset spotlights, extractor, window to rear.

### **Stairs to first floor - landing**

Doors to both bedrooms.

### **Bedroom one**

Window to front, overstair wardrobe, radiator, slim door to;

### **En-suite shower room**

Fitted with a white suite comprising large shower cubicle with rainfall shower, oval bath, low level WC, pedestal wash hand basin, windows to front and rear, inset spotlights, linen cupboard housing wall mounted gas boiler.

### **Bedroom two**

Dual aspect with windows to front and side, door to;

### **En-suite shower room**

Fitted with a white suite comprising shower cubicle, low level WC, shower cubicle, pedestal wash hand basin, extractor, heated towel rail, tiled walls.

### **Outside**

A gravel driveway leads off Devizes Road and provides off road parking for up to three cars. A gate leads in to the front garden which has a crazy paved path with two raised beds. There is an outside tap and a useful brick store/workshop. The rear garden has two gravelled areas with one having a timber raised deck. There is a rear door in to the garage.

### **Garage**

Located at the end of the driveway, measuring 5.46m x 3.76m (both maximum measurements) with an up and over door, power and light.

### **Services**

Mains gas, water, electricity and drainage are connected to the property. Wi-fi is received throughout the house.

### **Outgoings**

The Council Tax Band is 'C' and the payment for the year 2025/2026 payable to Wiltshire Council is £2350.54.

### **Directions**

Leave Salisbury on the A360 Devizes Road and opposite Clifton Road, turn left in to the gravelled driveway on the left hand side. The house is on the end on the right hand side.

### **WHAT3WORDS**

What3Words reference is: ///civil.worked.cigar

# Devizes Road, Salisbury, SP2

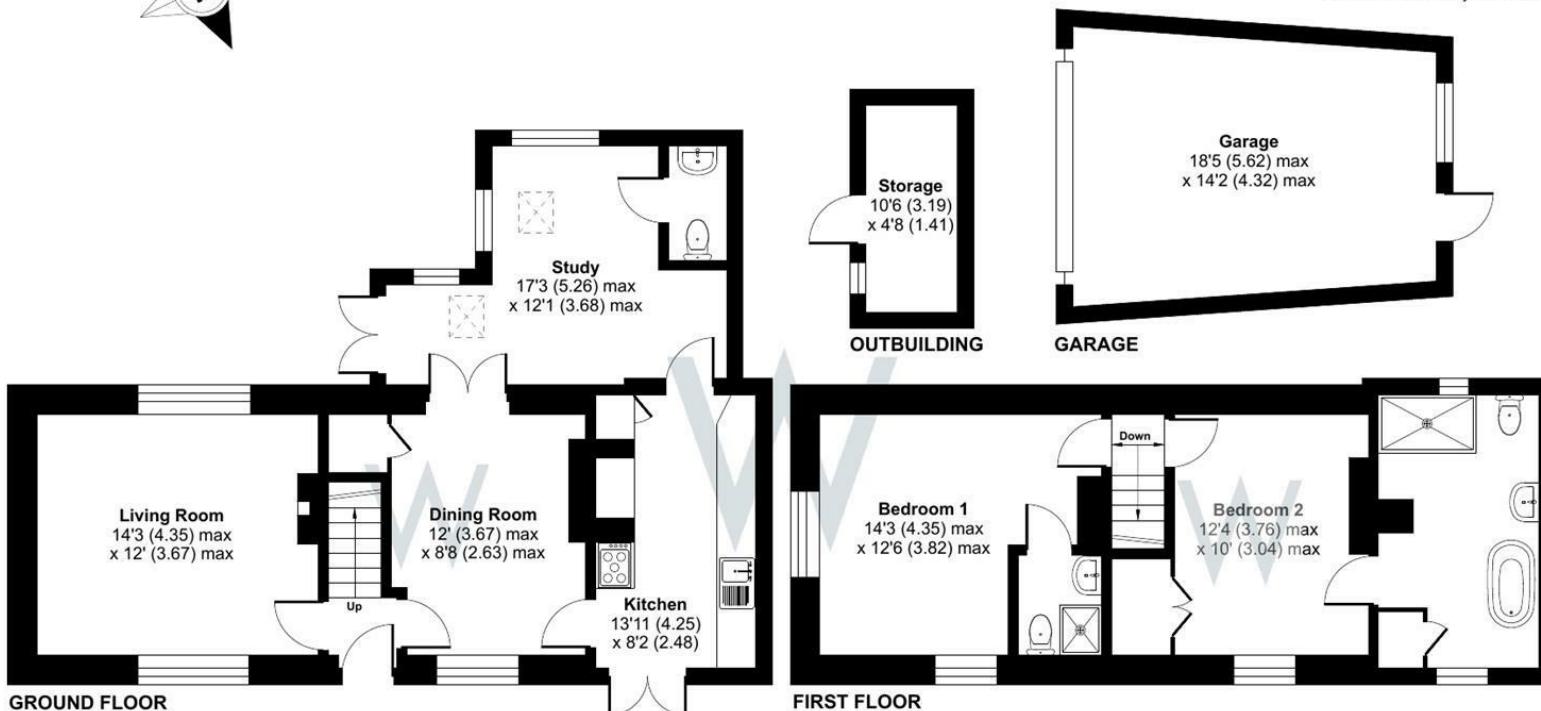
Approximate Area = 1106 sq ft / 102.7 sq m

Garage = 237 sq ft / 22 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 1391 sq ft / 129.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025.  
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Energy Efficiency Rating		Current	Future
Very energy efficient - lower running costs	(A+ to D)	B	B1
(E to G)	C	C1	
(H to I)	D	D1	
(J to K)	E	E1	
(L to M)	F	F1	
(N to S)	G	G1	

EU Directive 2002/91/EC  
England & Wales

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