

Manor Farm Cottage



Manor Farm Cottage, Lower Woodford, Salisbury

A beautiful detached thatched cottage in the Woodford Valley with wonderful views over the River Avon water meadows

- 16th Century Cottage
- Five bedrooms and three bathrooms across two floors
- Popular Village
- Large garden
- Detached garage
- Workshop
- Front Aspect Recently Rethatched
- River frontage with views over SSI water meadows
- Stunning inglenook fireplace and exposed cruck beams
- Just 5 miles from Salisbury & mainline station to London.

£1,100,000

Guide Price



4



3



2





The House

A charming and spacious Grade II listed thatched cottage, steeped in history and set within approximately one acre of beautiful gardens in the heart of the Woodford Valley.

Manor Farm Cottage is a delightful period home of medieval origin, offering surprisingly generous and versatile accommodation with a wealth of character features including exposed cruck timbers, an impressive inglenook fireplace, and brick and flint elevations beneath a traditional thatched roof.

The cottage enjoys a wonderful rural setting opposite the property currently occupied by a public house, with panoramic views over the River Avon and adjoining water meadows. The property is arranged over two floors with five bedrooms, three bathrooms, and a mix of formal and informal living areas, making it ideal for family life or multi-generational living.

Set in grounds of around one acre, the property also features lawns, a formal garden, a pond, and a wooded area that leads to a carrier of the River Avon. There is ample parking, a garage, workshop, garden shed, and a brick and flint detached barn which is currently let out, providing an annual income of £12,000. The barn can be made available with vacant possession if required and offers excellent potential for conversion into an annex, home office or studio, subject to any necessary consents.

Additionally, there is further land to the rear of the garden that may be available to purchase by separate negotiation, offering the opportunity to extend the grounds or explore future possibilities. Offered to the market with no onward chain, this is a rare opportunity to acquire a truly special home in one of the area's most picturesque and sought-after locations.

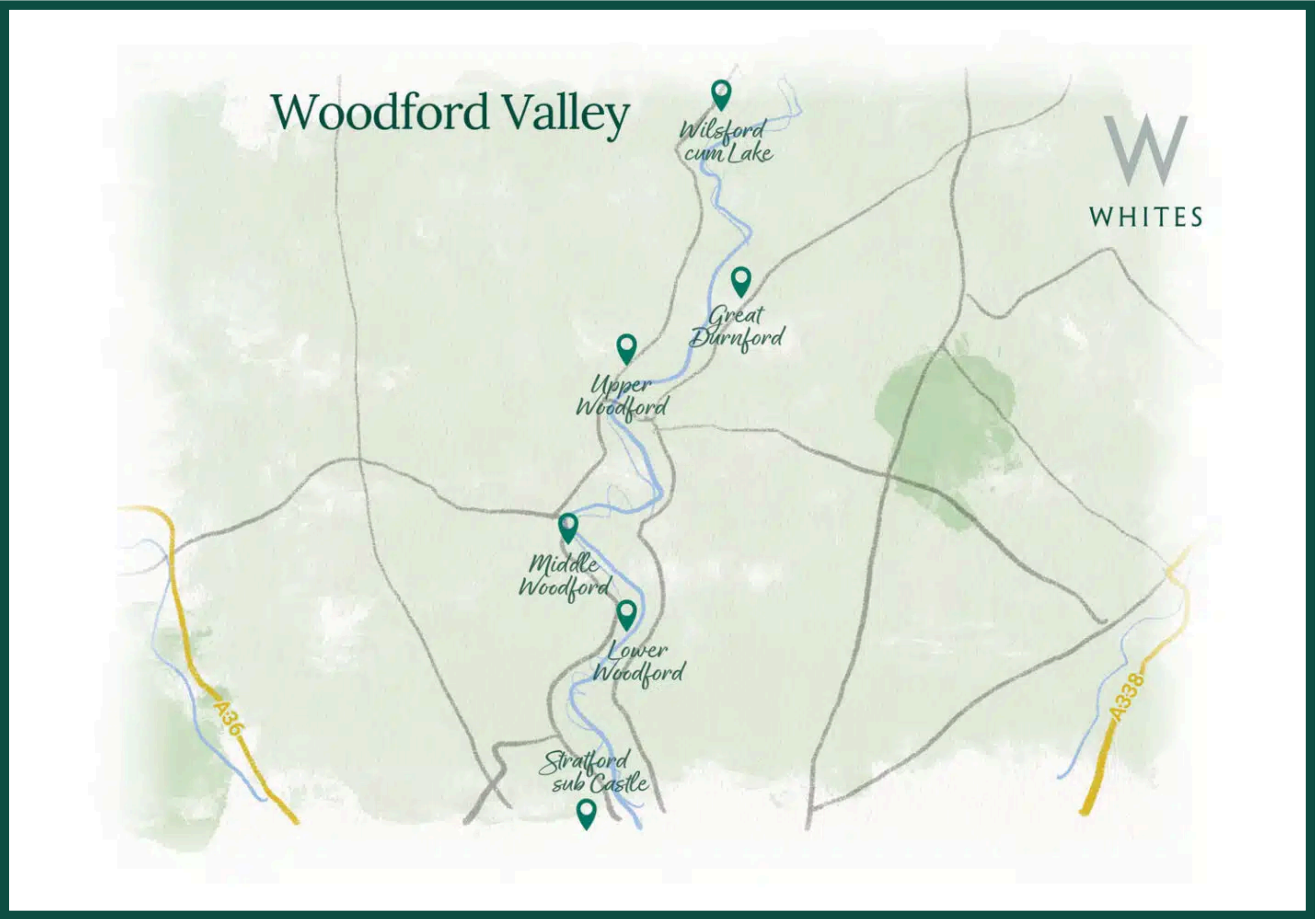




Location

The village of Lower Woodford lies alongside the River Avon with farmland and SSI water meadows to all sides. The Woodfords have a primary school, two popular pubs and a village hall. The Cathedral city of Salisbury, about 5 miles south-east, offers a wide selection of shops, restaurants and recreational facilities together with a good shopping centre. Trains from Salisbury to London Waterloo take 90 minutes. This area is renowned for its fishing on the River Avon, Test and outlying chalk streams. The A303 provides access to the south west and London via the M3.

The Woodford Valley is well served by excellent schools. Nearby Salisbury offers Godolphin, Chafyn Grove, and the boys' and girls' Grammar Schools, while further afield, renowned options include Sandroyd, Port Regis, Marlborough College, Canford, Clayesmore, Bryanston, and Dauntsey's.



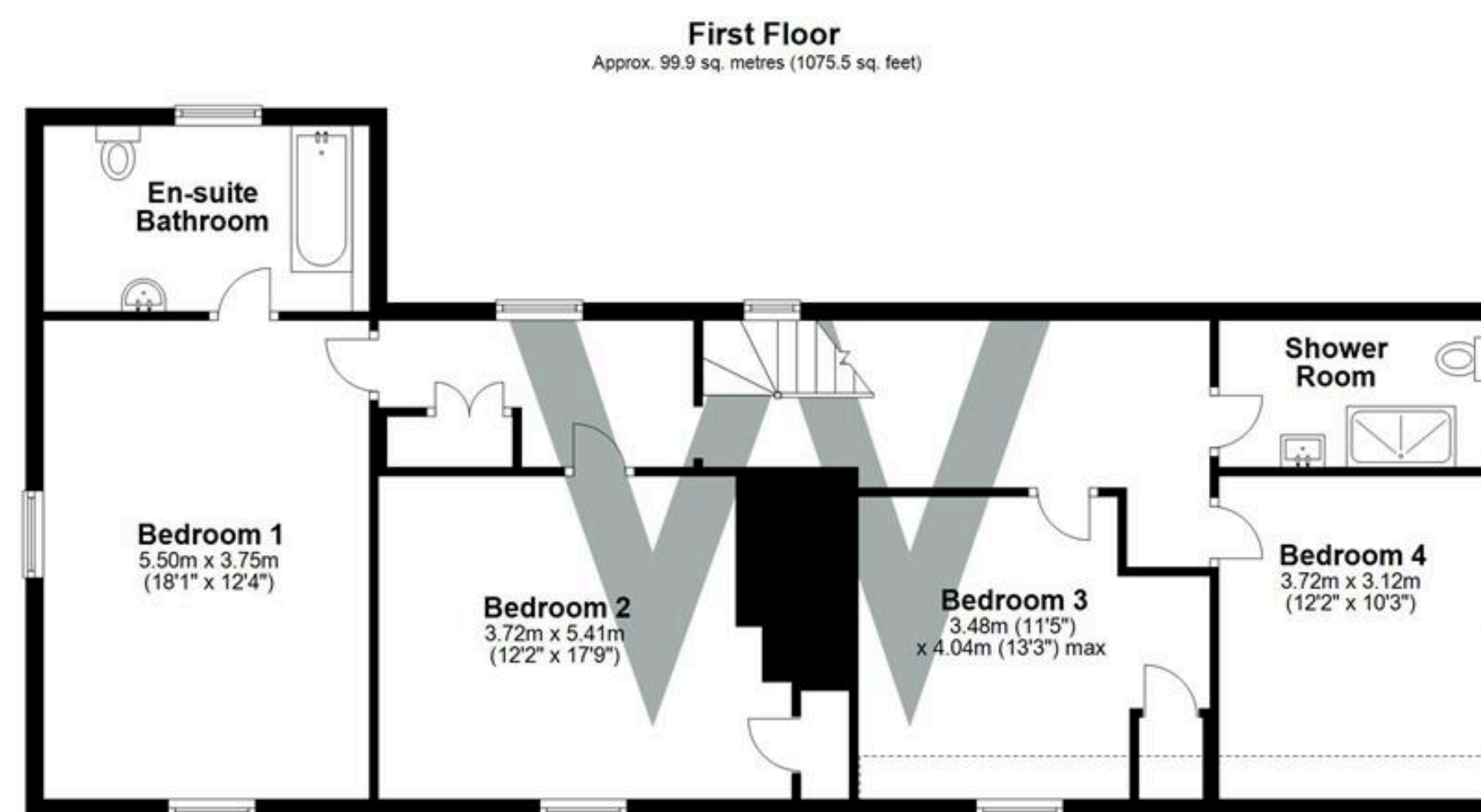
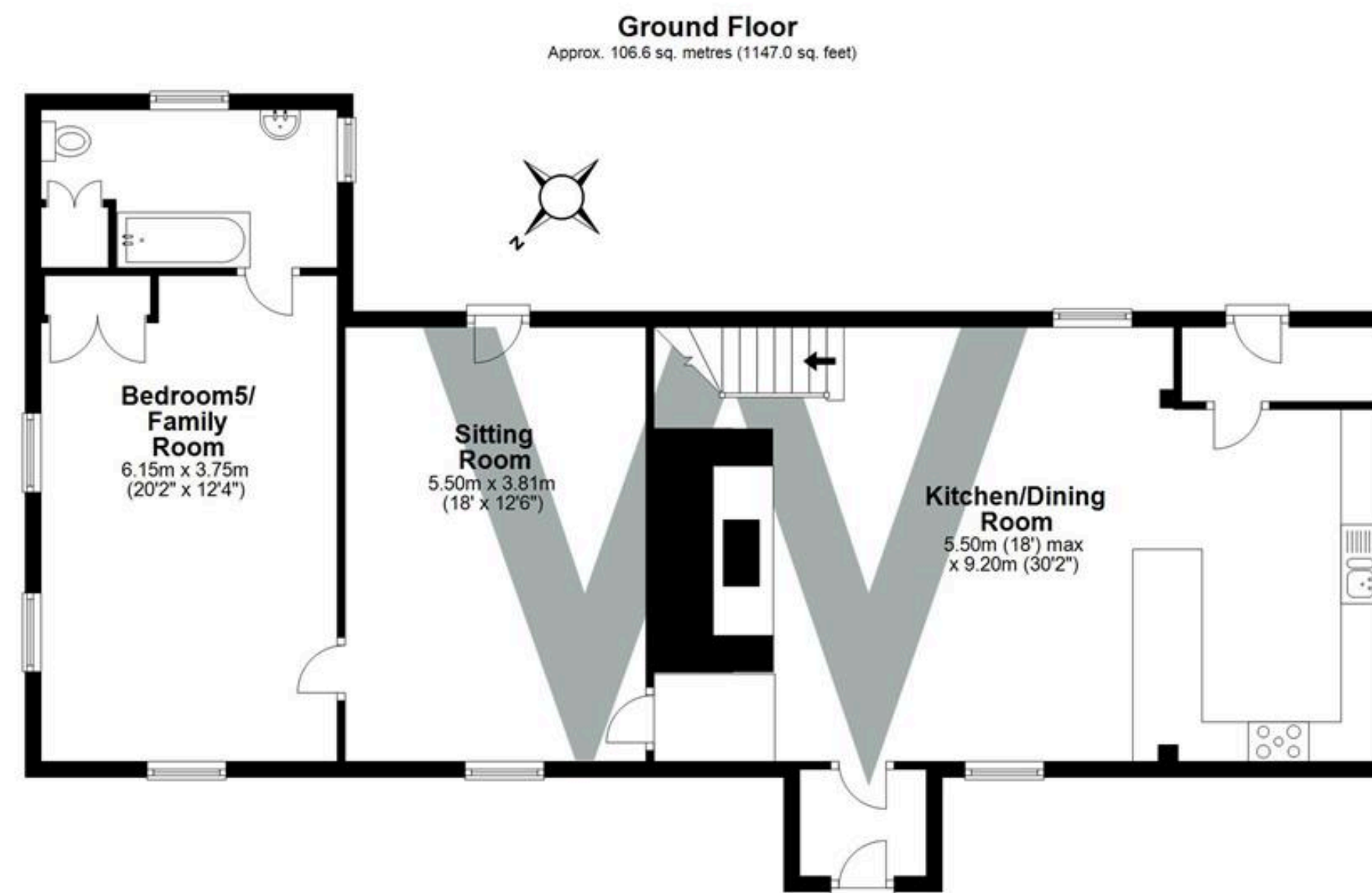
Southampton Central: 30 min
Bath Spa: 1 hr
London Waterloo: 1 hr 28 min



Salisbury: 17min
Bath: 1 hr 30 min
Greater London: 2 hr's



Upper Woodford: 30 min
The Weatsheaf: 1 min
Central Salisbury: 2 hr 24 min



Whites Estate Agents

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Key Information

Local Authority:
Wiltshire Council

Tenure:
Freehold

Listed Status:
Grade II listed (of medieval origin)

Outbuilding:
Detached brick and flint barn
Currently let on a “Tenancy at Will”
at £12,000 per annum

Plot Size:
Approximately 1 acre

Services:
Mains Electric and Water
Private drainage via a newly installed
water treatment plant (solely serving
the property)

Heating:
Oil fired Central Heating

Manor Farm Cottage Council
Tax:
Band G – £3,578.82 for 2024/2025
(Wiltshire Council)

Additional Income:
The property opposite pays £800 per
annum to discharge clean treated water
into land belonging to Manor Farm
Cottage.

Property EPC

