



**3 Tottens Farm Cottages Homington Road, Coombe Bissett, Salisbury,
Wiltshire, SP5 4NF**

£598,000 Freehold

An extended four bedroom character property with superb far reaching views over open countryside.

situated on the edge of a popular village the house is in excellent order throughout and benefits include parking and a large summerhouse/workshop. NO ONWARD CHAIN.

Description

The property comprises an extended four bedroom end of terrace character cottage (in a small terrace of three) which provides excellent family accommodation. Situated on the edge of this popular village, the property is in superb order throughout with good sized rooms and a large Summer house/office space in the rear garden. A particular notable feature of the property is the uninterrupted view over farmland to the front which has a southerly aspect. The accommodation comprises a family/dining room and a sitting room which has an open fireplace. Overlooking the garden is the kitchen/breakfast room which benefits from many integral appliances and has an excellent range of units with attractive solid oak work surfaces. There is also a large utility room and a separate cloakroom. On the first floor there are three double bedrooms and one single bedroom together with the family bathroom. The master bedroom also has the benefit of an en-suite shower room. The property has PVCu double glazed windows and oil fired central heating and parking to the front. The summer house to the rear is an excellent size and would suit a variety of purposes such as office space, a workshop or occasional accommodation (it has a water supply). Coombe Bissett is a popular village lying approximately 3 miles in a south westerly direction from Salisbury and amenities include a primary school, village store, public house and church.

Property Specifics

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

Covered entrance porch

With tiled step and light, front door to;

Dining/family room

Dual aspect with windows to front and side, dado rail, oak floor, radiator.

Sitting room

Two windows to front, open fireplace with brick surround and tiled backdrop and hearth, low level storage cupboard, two radiators, picture rail, stairs with cupboard under, door and window to rear.

Kitchen/breakfast room

Fitted with cream fronted base and wall units with solid oak work surfaces over, sink and drainer under window to rear, integrated electric oven, grill, hob and extractor, fridge, freezer and dishwasher, space for table and chairs, tiled floor, larder cupboard windows to front, side and rear, floor mounted oil fired boiler.

Utility room

Belfast sink with cupboard under, space/plumbing for washing machine, cupboard housing tumble dryer, radiator, fitted shelving and window to rear.

Cloakroom

Fitted with a low level WC and wash hand basin.

Bedroom one

Window to rear, picture rail, radiator, door to;

En-suite shower room

Fitted with a white suite comprising shower area with rainfall shower over, circular wash hand basin with cupboard under, low level WC, heated towel rail, tiled floor and walls, window to front.

Bedroom two

Window to side, radiator, fitted wardrobe, picture rail.

Bedroom three

Window to front, radiator, picture rail.

Bedroom four

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising timber panelled bath with a thermostatic shower and glass shower screen, low level WC, pedestal wash hand basin, heated towel rail, linen cupboard, picture rail.

Outside

To the front of the property is a gravelled area providing off road parking. There is a side access gate in to the rear garden which has a timber decked area with a lawn which has well stocked flower borders. There is an oil tank and the garden is enclosed by timber fencing.

Summer House 20'9" x 14'4" (6.34m x 4.38m)

Timber construction with double doors and two single doors to the front and four Velux skylight windows. Attractive vaulted ceiling. Sink.

Services

Mains water, electricity are connected to the property. Private drainage system. Oil fired central heating.

Outgoings

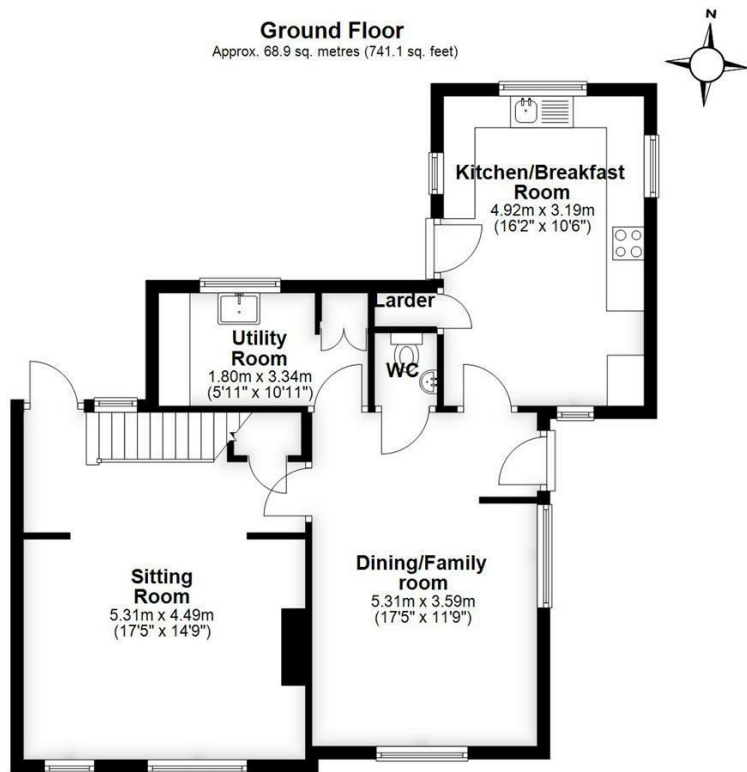
The Council Tax Band is ' E ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2811.47.

Directions

Leave Salisbury on the Blandford Road and on reaching the village of Coombe Bissett turn left just after the Fox and Goose public house. Continue into the village passing the shop on the left-hand side, continue on for approximately another mile and on leaving the village the property will be found on the left-hand side.

WHAT3WORDS

What3Words reference is: ///denoting.cured.giants



Total area: approx. 140.8 sq. metres (1515.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	74
England & Wales		
EU Directive 2002/91/EC		



WHITES
Castle Chambers, 47 Castle Street, Salisbury,
Wiltshire, SP1 3SP
01722 336422
www.hwwhite.co.uk
residential-sales@hwwhite.co.uk

