



**Cherry Tree Cottage, 277 Ablington, Figheldean, Salisbury, Wiltshire, SP4 8JX**

**£1,800 PCM**



### Description

A charming three-bedroom thatched cottage is available for rent in the semi-rural village of Ablington. The property boasts a spacious dining area with stone flag flooring, leading to a utility room with plumbing for a washing machine, tumble dryer, and additional space for a dishwasher. The kitchen has been updated to a high specification, featuring built-in ovens, a full-length fridge, solid wooden work surfaces, and an induction hob. The kitchen also boasts a unique inglenook fireplace with a gas-powered fire, creating a cosy atmosphere during the colder months. Adjoining the kitchen is a large lounge with the same inglenook fireplace and gas-powered fire.

Upstairs, there are three bedrooms, two of which are double and one single. The master bedroom has large vaulted ceilings, creating a bright and spacious environment, and it includes a modern en-suite as well as a large number of built-in wardrobes and additional storage. The second double bedroom is well proportioned and has windows on dual aspects, creating another light and airy room. The final bedroom is a single room but would work well as a home office. There is also a shared bathroom with an electric shower over the bath.

A gravel driveway leads to a single-bay garage and provides ample parking space for up to three cars. The garden features several terraced patio areas with laid lawns in between, a greenhouse at the rear, and a good-sized room at the back of the garage. Originally used as a laundry room, this area would now be ideal as either a workshop or a potting room.

The hamlet of Ablington offers the unique advantage of having both walkable access to the local village of Figcheldean in one direction, as well as a large range of rural countryside walks in the other direction. Additionally, there is a nursery within walking distance of the cottage.

### A Note From the Whites Letting Team

Thank you for considering Whites as your letting agent. As a proud member of the Royal Institution of Chartered Surveyors (RICS), we aspire to uphold its core values by providing a fair, efficient, and transparent service for all prospective tenants. Below we've outlined how we manage property enquiries and applications to help set expectations and guide you through the letting application process.

To begin the process of enquiring about one of our properties, please click the 'Request Further Details/Info' button on the property listing. This will send us your contact information, and we'll get back to you as soon as possible with a short questionnaire to complete. Once we've received your completed questionnaire, your enquiry will be registered with the relevant Property Manager. Please note, only those who complete this step will be considered as having formally enquired about the property.

Due to the high level of interest we often receive, we regret that we aren't often able to offer everyone a viewing. Where possible, we handle enquiries in the order they are received and arrange viewings in groups of up to 4 for the first round. If the property remains available, an additional round of viewings may be scheduled. To manage expectations, we may also temporarily pause viewings to review enquiries. If this happens, we'll do our best to update the property listing accordingly.

Please note that applications are not decided on a first-come, first-served basis. We aim to ensure a fair process for everyone, and all applications will be carefully considered on its merits by us, in conjunction with the landlord, before a final decision is made.

The availability date listed is provisional and will only be confirmed once referencing has been successfully completed.

### Key Points -

- Three-bedroom cottage
- Modernized kitchen
- Private driveway
- Single bay garage
- Well-proportioned garden
- Semi-rural location
- Oil central heating
- EPC D

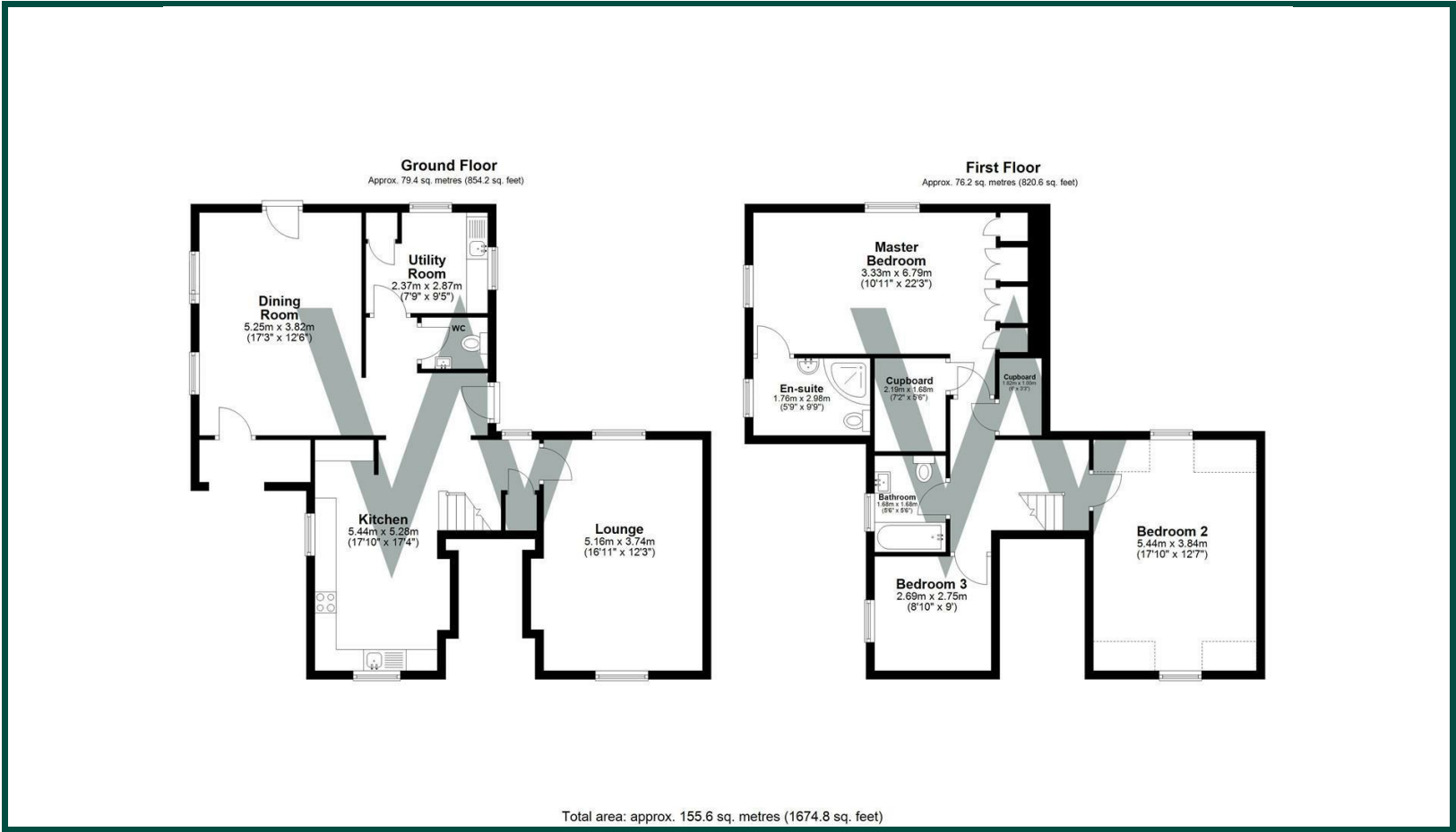
### Location -







Floor Plan -



EPC -

