

# Myddelton&Major

White Cottage

HARNHAM, SALISBURY





Myddelton & Major

**FOR SALE**

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White Cottage





## White Cottage, 61 Harnham Road, Harnham, Salisbury, SP2 8JJ

- 3 Bedrooms
- Grade II Listed
- Popular Location
- Near to train Station
- Ground Floor Bathroom
- Permit Parking
- Close to Amenities
- Woodburner
- Courtyard Garden
- Immaculate Condition

### The Property

White Cottage is a delightful double fronted Grade II Listed cottage, built of painted brick elevations underneath a slate tiled roof, believed to date back to the early 19<sup>th</sup> Century. Fully renovated in 2016 and further improved by the current owner, this double fronted, non-thatched cottage offers light and cosy accommodation, in immaculate condition.

The front door gives access to the two welcoming reception rooms, the dining and the sitting room. An electric fire can be found in the sitting room giving the room a “snug” feel. The dining room, which has a fantastic woodburner set in exposed brick, is currently being used as a second sitting room, showing the versatility of the rooms and there is wooden flooring throughout the majority of the ground floor. Off the dining room you will find the light and airy kitchen with access to the courtyard garden. Downstairs also has a well-appointed large bathroom and the hallway has enough space for a second fridge and benefits from storage under the stairs.

Upstairs, are the three bedrooms, with the principal bedroom being a good sized double bedroom. Bedroom two is again a double room and bedroom three is a single, currently used as a study, both bedrooms two and three have some built in storage.

A wonderfully light Grade II Listed, 3 bedroom, end of terrace cottage, set in the sought-after suburb of Harnham.

Tenure: Freehold    Size: 894 ft<sup>2</sup>    EPC Rating: Exempt (Grade II Listed)    Council Tax Band: C



3



2



1



Permit

**Services** - All mains services are available. Ofcom suggests broadband speeds of up to 1000mbps.

Train Station 1.2 Miles    •    Market Square 0.9 Miles    •    Hospital 1.1 Miles    •    Cathedral 0.5 Miles





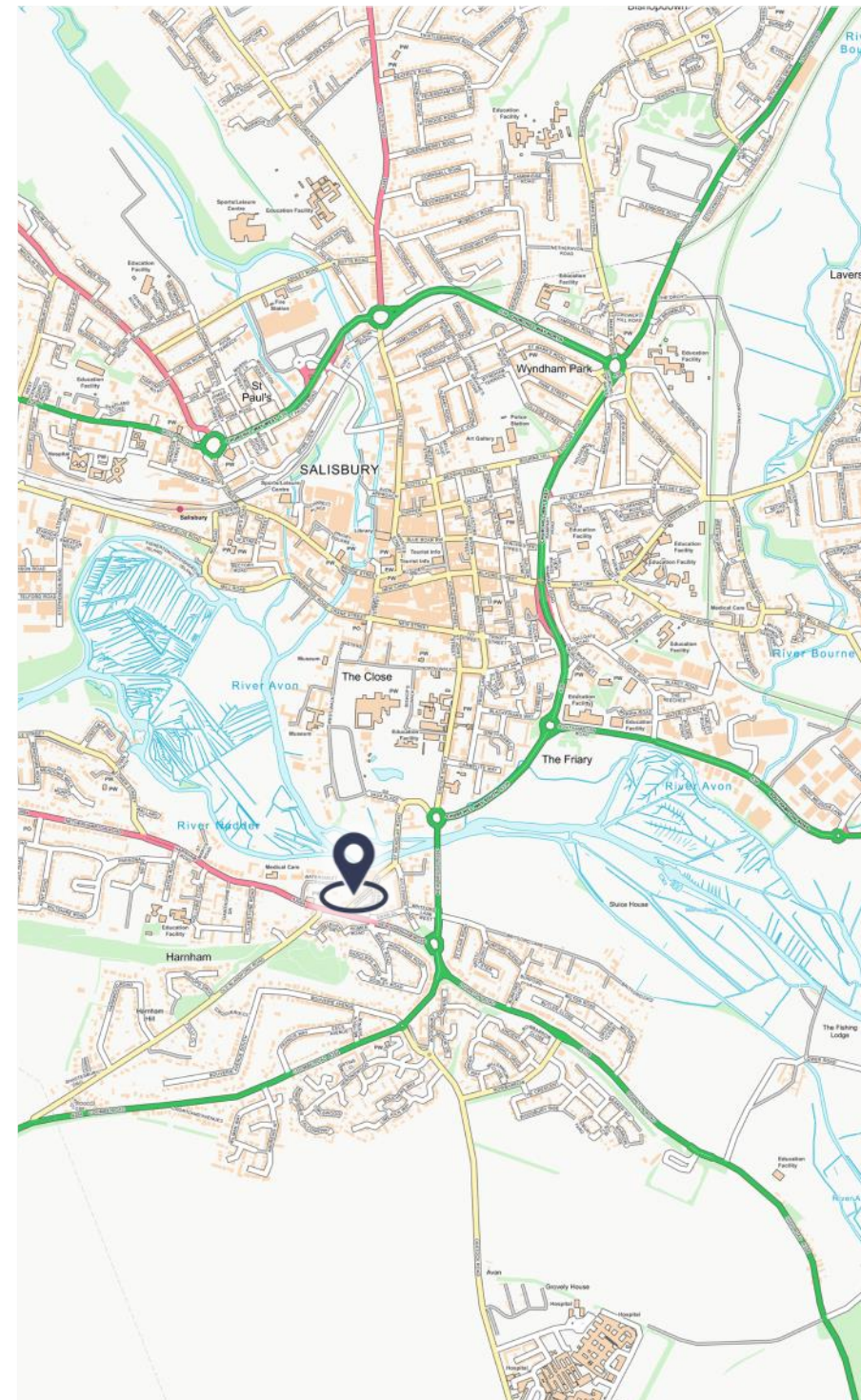


## Outside

The rear courtyard garden is remarkably private and has been hard landscaped for ease of maintenance and has been very attractively planted with a clever use of pots and trellis, with plenty of space for a table and chairs etc. Double gates give access to Old Street which runs along the rear, proving unrestricted parking, if required.

## Location

White Cottage is situated in the highly sought-after suburb of Harnham, on the Southern side of Salisbury City Centre. The property is just a stones throw away from Harnham Recreation Ground, The Town Path, Warres Trust Allotments at Parsonage Green, Harnham Community Sports & Social Club and Harnham Infant & Junior School. Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There are a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station.

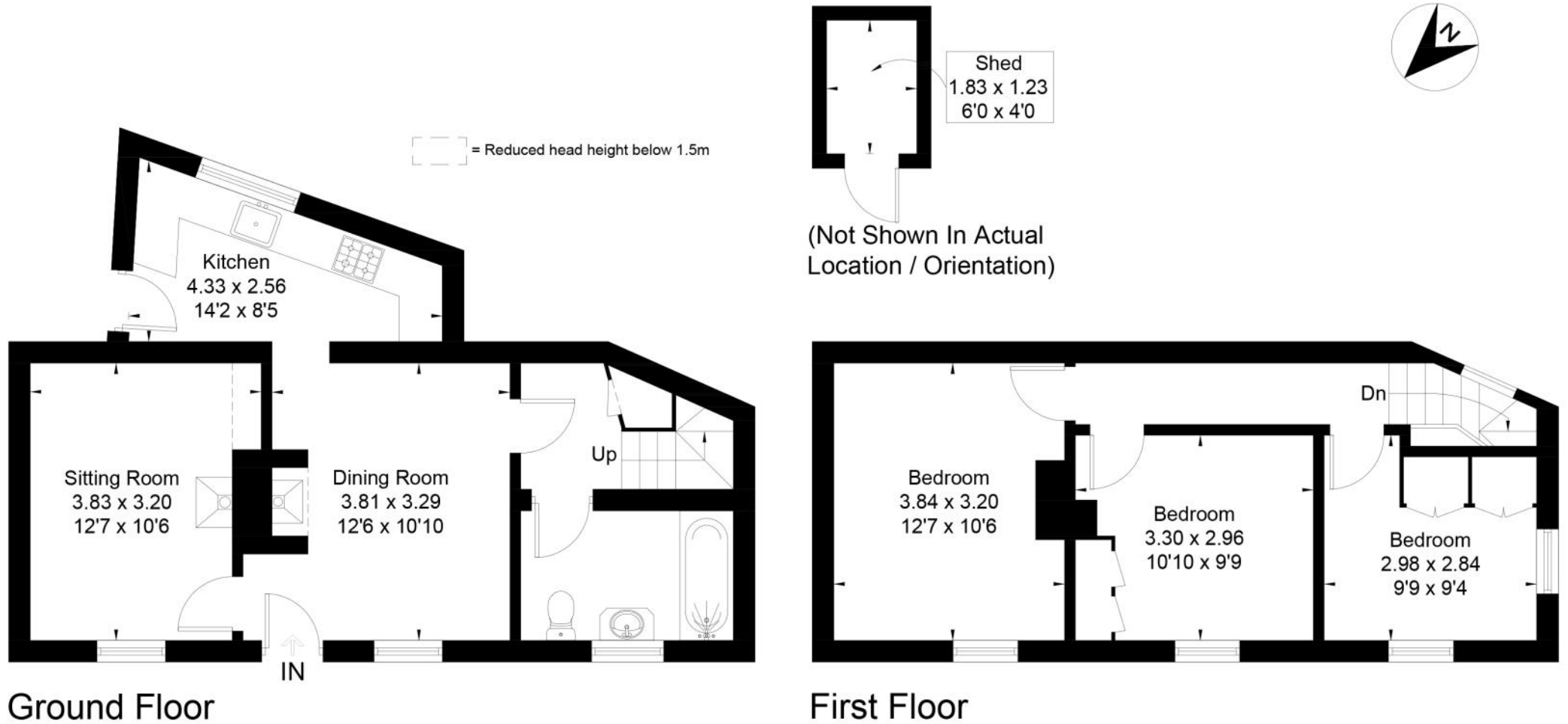








Approximate Floor Area = 83.1 sq m / 894 sq ft (Excluding Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #66749

Disclaimer Notice

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