

Myddelton&Major

The Thatched Cottage

WINTERBOURNE DAUNTSEY, SALISBURY





An idyllic Grade II listed 3 bedroom thatched cottage, surrounded by stunning private gardens, off-road parking and a feature thatched garage.

Tenure: Freehold

Size: 1,330 ft²

EPC Rating: Grade II Listed

Council Tax Band: F



3



2



1



3

Services - All mains services available. Ofcom suggests broadband speeds of up to 1000Mbps are available and outdoor mobile connectivity is good for all listed networks

Salisbury Market Place 4 Miles • Salisbury Station 4.5 Miles • Stockbridge 14 Miles • Porton 2 Miles

The Thatched Cottage, Winterbourne Dauntsey, Salisbury, Wiltshire, SP4 6EW

- Detached, Thatched Cottage
- Grade II Listed
- Recently Re-Thatched
- Kitchen/Breakfast Room
- Sitting and Dining Rooms
- Three Bedrooms
- Family Bathroom
- Feature Garage/ Workshop
- Driveway Parking for Three
- Gorgeous Gardens

The Property

It doesn't get much better than this for those looking for a traditional historic thatched cottage. The Thatched Cottage is offered to the market for the first time since the 1980's, a true testament to the property and the village surrounding it. The front door can be found on the North-East side of the house, where you will come into the hallway, with a dining room to the right and sitting room to the left. Both the dining and sitting room have beautiful exposed brick inglenook fireplaces with a gas fire (untested) in the sitting room.

From the driveway off Morgans Lane, and through the garden gate, the pathway leads to the back door, which is currently being used as the main entrance. The back door leads into a hall area leading on to the kitchen, downstairs cloakroom, the dining room and access to the first floor. The kitchen is well appointed and has feature exposed brick work as well as plenty of above and below counter storage.

Upstairs are the three double bedrooms, and a decent sized family bathroom. The main bedroom has it's own sink and access to some attic storage space.

Exposed wooden beams are found throughout The Thatched Cottage, particularly downstairs. And what is of note is the heights of the rooms which are all much higher than one might expect for a Grade II Listed Cottage, a very pleasant surprise!









Outside

The house and its plot are a wonderful example of a period Wiltshire thatched cottage and offer an outstanding chance to experience part modernised period living. The house sits in the middle of two stunning gardens both of which are laid mainly to lawn with well maintained hedges, well established trees, seasonal flowerbeds. The stunning feature Grade II Listed Garage is of particular note and offers a new owner the opportunity to restore/update.

An old thatched wall running along the roadside boundary protects the garden and coupled with the mature hedges and trees provides for a high degree of privacy.



Location

The driveway for Thatched Cottage is the first on the right as you turn in to Morgan's Lane. Winterbourne Dauntsey is a popular Bourne Valley village, situated approximately four miles north of Salisbury. There is a regular bus service to the city centre, with a stop nearby to the property and an excellent range of facilities including churches, primary school, nursery school, cricket club and public house.

The Cathedral City of Salisbury, offers a further plethora of restaurants, shopping, and leisure facilities, in addition to a twice-weekly charter market and well-thought of Playhouse. The city is home to a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury, and its surrounding villages, have excellent road links to London and the West Country, Southampton and Bournemouth, plus direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station.






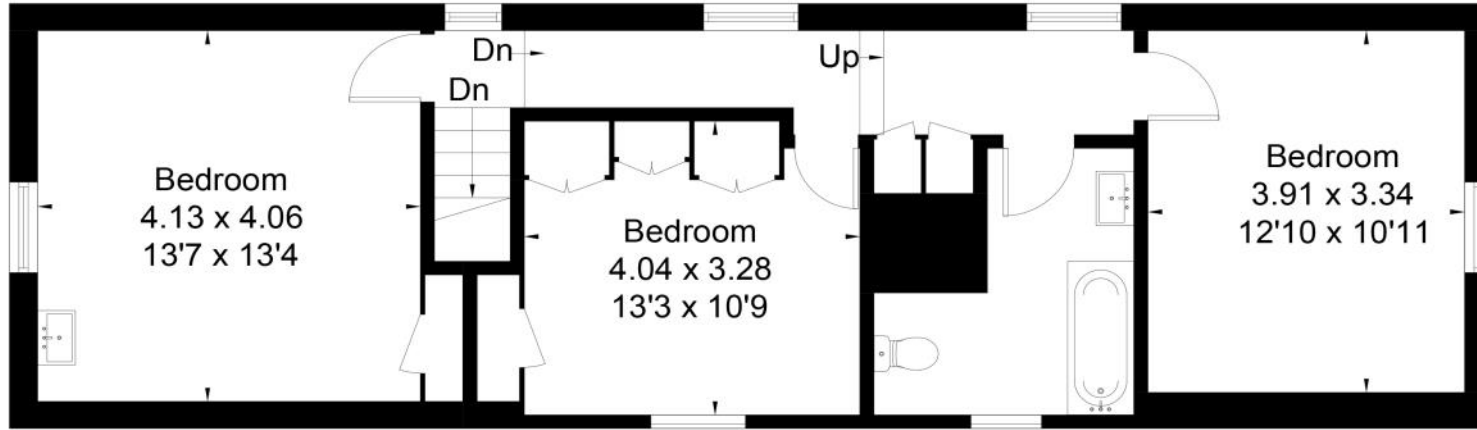
Approximate Floor Area = 123.6 sq m / 1330 sq ft

Garage = 41.3 sq m / 444 sq ft

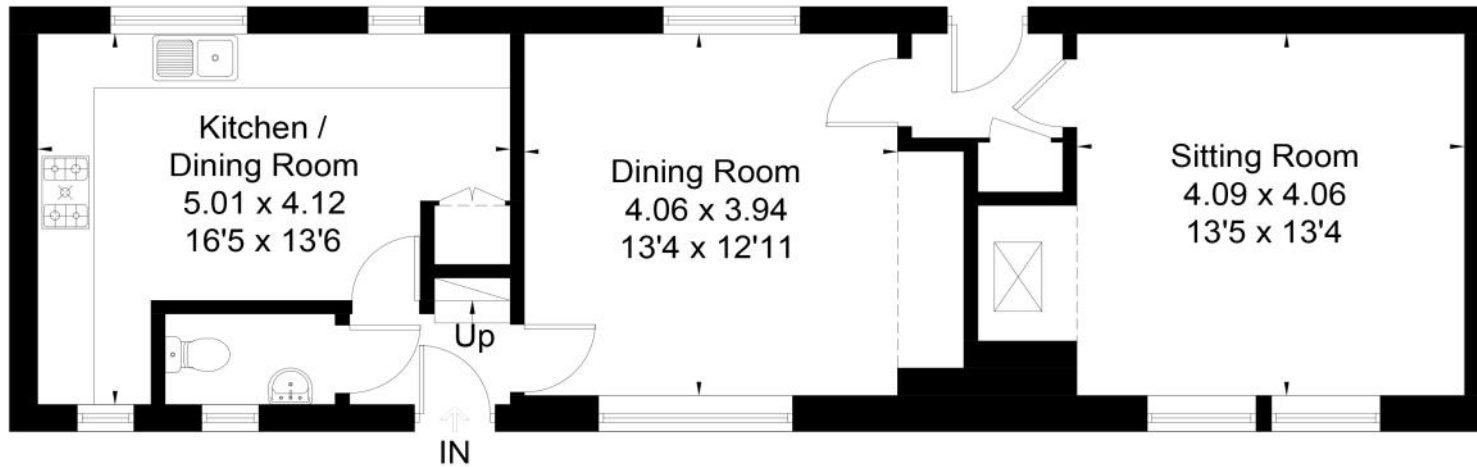
Total = 164.9 sq m / 1774 sq ft



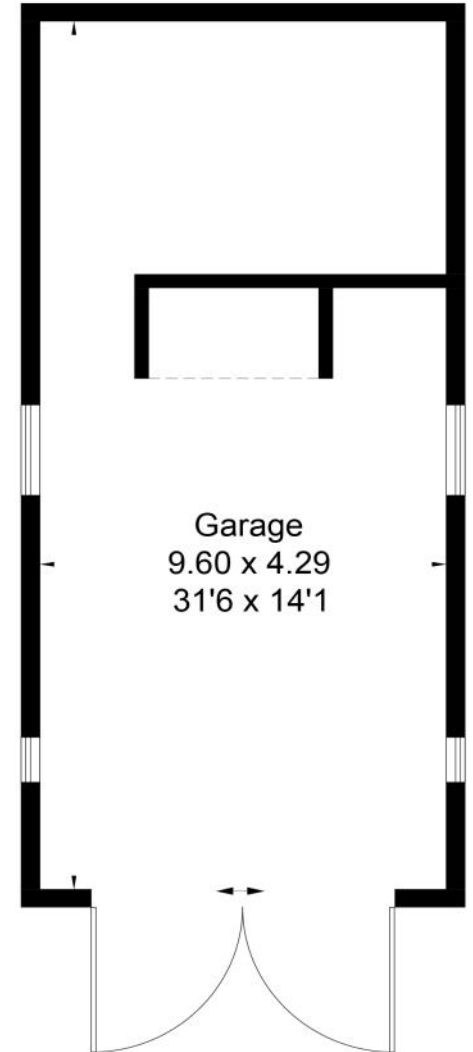
 = Reduced head height below 1.5m



First Floor



Ground Floor

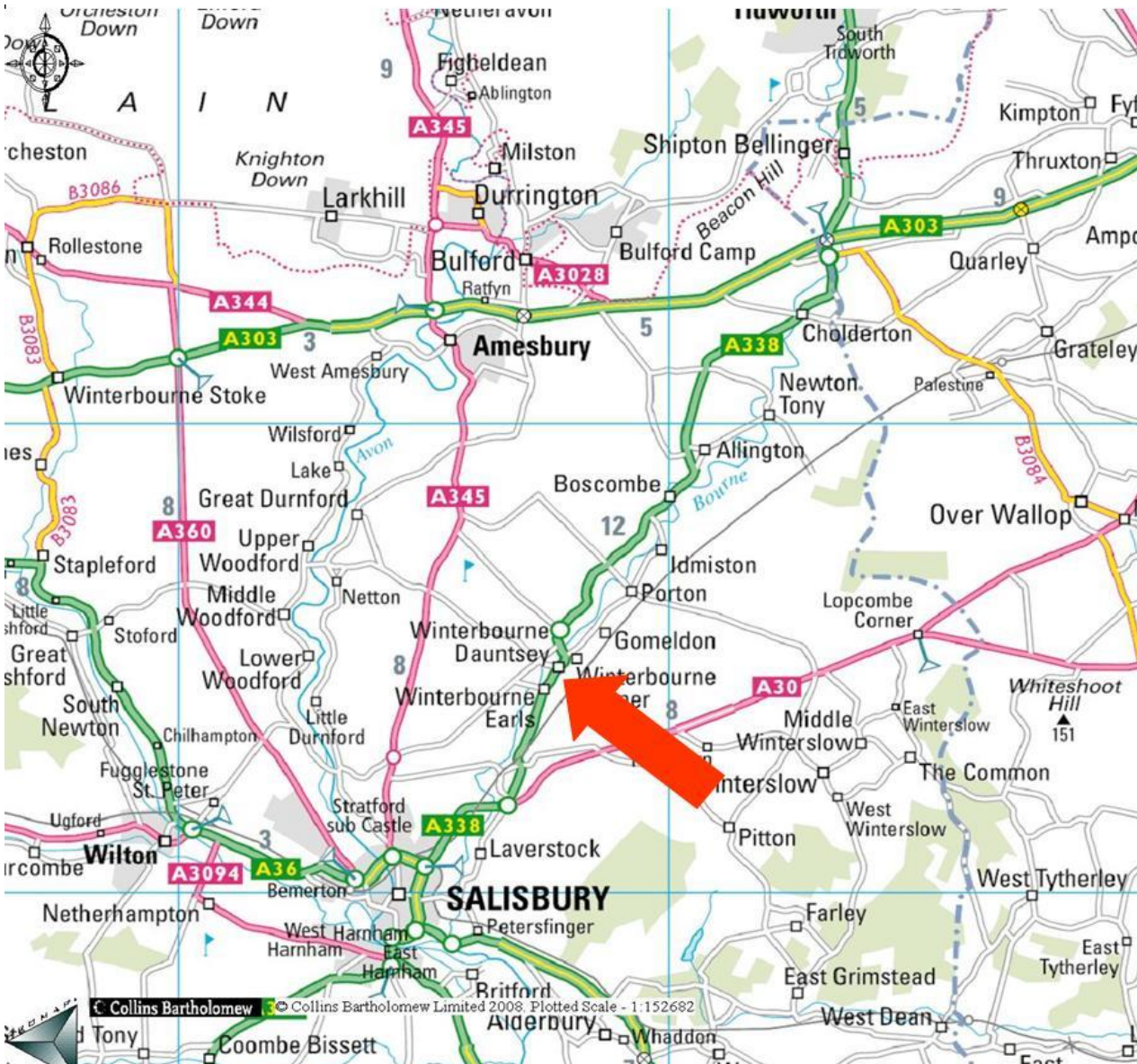


(Not Shown In Actual Location / Orientation)



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 #72486



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