

Myddelton&Major

Sava Cottage, Chine Road

UPPER WOODFORD





Sava Cottage, 2 Chine Road, Upper Woodford, Salisbury, Wiltshire, SP4 6NX

- Fully Renovated
- Three Double Bedrooms
- Off Road Parking
- Garden Office
- Central Village Location
- Double Glazing
- Two Woodburners
- Traditional Lime render
- Character Cottage
- No Onward Chain

The Property

Sitting in the centre of the popular village of Upper Woodford, surrounded by stunning scenery, Sava Cottage has been beautifully restored using traditional materials, making it the ideal turnkey property. Access to the cottage and garden is by a lockable wrought iron gate from the block paved driveway and a gravel path leads to the front door. You come into a welcoming hallway with a tiled floor, wood burner and plenty of space to hang coats and store boots. From here you are into the main feature of the downstairs, a large, double aspect kitchen with brand new built in AEG induction hob, cooker, extractor and dishwasher. There is space for a fridge freezer and there are a number of picture windows to the front and rear of the cottage, making it a lovely light room. The central island gives lots of additional storage and attached to this is a large dining peninsula. A particular feature of this room is the inglenook fireplace with a Villager wood burner and the beautiful slate floor. Off this room is the snug, with the utility, WC and boiler cupboard beyond.

Stairs take you up to the first floor, where you will find three double bedrooms, all with wooden flooring. The principle bedroom is a generous double spanning the full width of the house and with great ceiling height. The exposed beams are a great feature and either side of the exposed brick fireplace and chimney breast are built in wardrobes. The other two bedrooms are both doubles again with high ceilings and with windows out to the front of the cottage. The bathroom is stunning with a double shower cubicle and double sinks.

A traditional cottage, totally restored and modernised in the centre of one of the popular Woodford Valley villages.

Tenure: Freehold

Size: 1,285 ft²

EPC Rating: E (00)

Council Tax Band: F



3



1



1



2

Services - Mains electric, water and drainage, private LPG gas supply.

Salisbury 5.7 Miles • A303 5.3 Miles • Salisbury Railway Station 5.9 Miles • The Bridge Inn 0.1 Miles

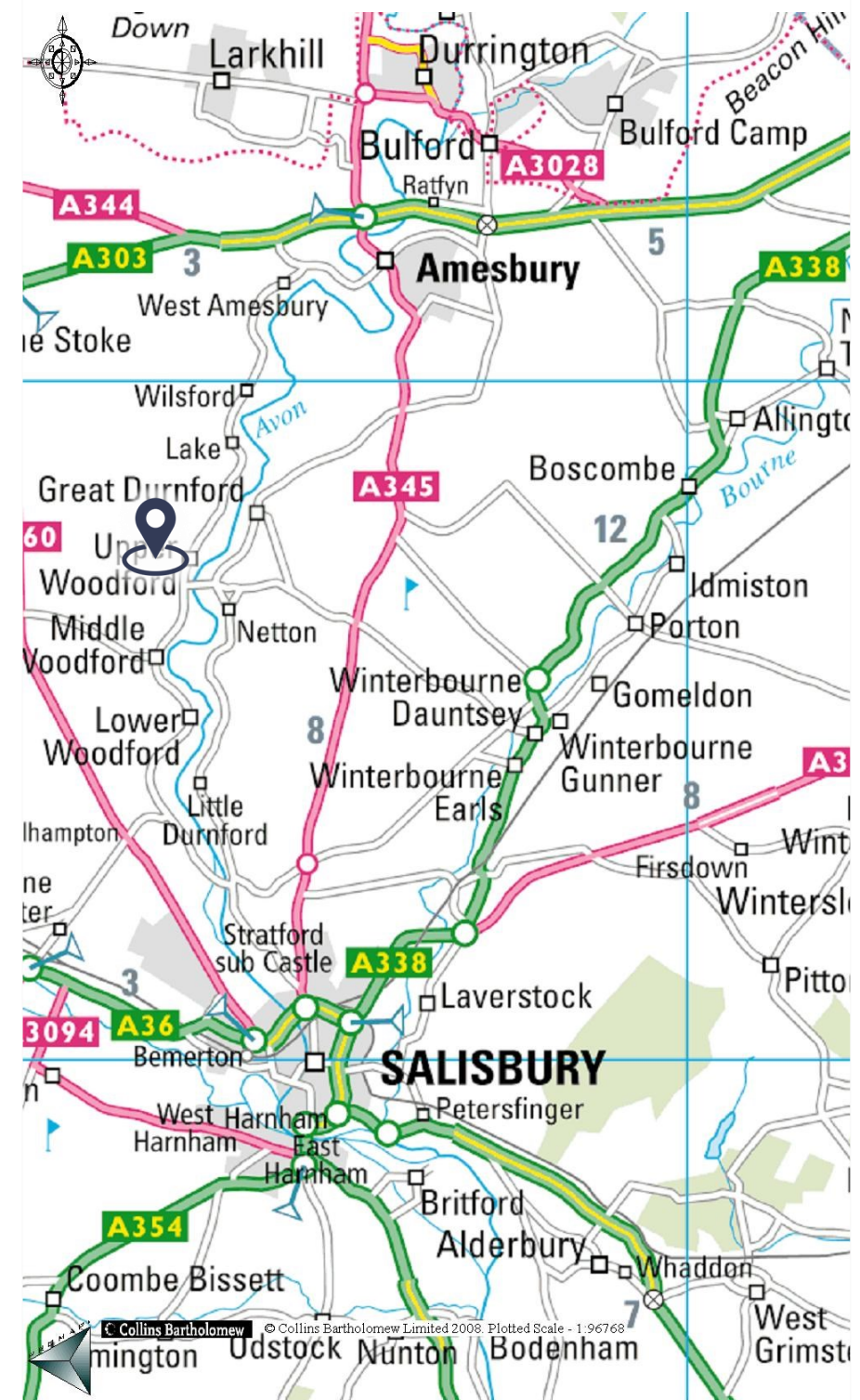


Outside

Sava Cottage is an amalgamation of at least two traditional cottages built with cob walls and a slate roof. Particular care has been made in the restoration to use traditional materials to prevent damp and allow the property to breath. A great benefit is the driveway, providing offroad parking for at least two cars. The garden has been landscaped and fenced, so it is secure and manageable, it is ready for the next owner to establish a garden design of their own, but is already to enjoy outside sitting and dining with a couple of raised terraces, areas of lawn and some mature shrubs.. The garden office is a particularly useful feature for home working or perhaps an occasional extra bedroom. A gate out onto Chine Road gives another way into the property.

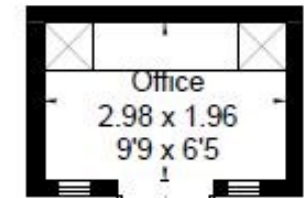
Location

The Woodford Valley runs between the A303 at West Amesbury and Salisbury and offers stunning countryside scenery with the beautiful river Avon meandering its way south. Upper Woodford is only a few miles north of the historic cathedral city of Salisbury, with its comprehensive range of shopping, cultural and leisure facilities. There are a number of well regarded schools in the area in both the private and public sectors. There are numerous walks and cycle rides along the Woodford Valley and a number of byways for riding. The A303 is close by at Amesbury linking to the M3 motorway and the nearest mainline railway stations are at Salisbury and Grateley both with frequent services to London Waterloo.





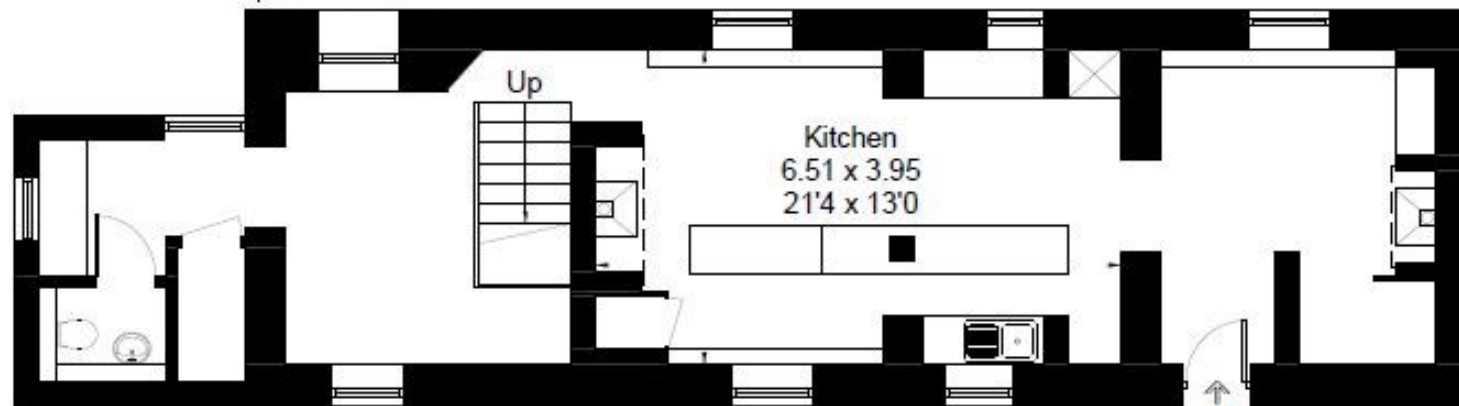
Approximate Floor Area = 119.4 sq m / 1285 sq ft
Outbuilding = 5.8 sq m / 62 sq ft
Total = 125.2 sq m / 1347 sq ft



(Not Shown In Actual Location / Orientation)

First Floor

Reduced head height below 1.5m



Ground Floor

Disclaimer Notice

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49 High Street, Salisbury, Wiltshire SP1 2PD
01722 337 575 residential@myddeltonmajor.co.uk
www.myddeltonmajor.co.uk

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