



**Connells**

The Thatched Cottage Main Road  
Winterbourne Dauntsey Salisbury



# The Thatched Cottage Main Road Winterbourne Dauntsey Salisbury SP4 6EW

for sale  
**£700,000**



## Property Description

Offering to the market this stunning Grade 2 listed detached, thatched cottage. Located in the village of Winterbourne Dauntsey, Salisbury, this beautifully cottage offers a wealth of period features including exposed beams and exposed brick inglenook fireplaces. The ground floor consists of a lounge, dining room, kitchen and cloakroom. On the first floor are three double bedrooms and a family bathroom. There is a detached thatched garage and the property is set in beautifully maintained grounds.

Winterbourne Dauntsey is a village in the Bourne Valley on the A338 approximately 3.5 miles north east of the medieval city of Salisbury. There is a local pub and primary school. Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and South Coast.

## Dining Room

13' 2" x 13' 4" ( 4.01m x 4.06m )

Exposed brick inglenook fireplace, exposed wooden beams, dual aspects to the front and rear.

## Kitchen

16' 5" max x 9' 5" max ( 5.00m max x 2.87m max )

Comprising wall and base units with wooden work tops over, stainless steel sink drainer with mixer tap, fitted range cooker with hob and extractor hood above, built in and concealed fridge/freezer, space for washing machine, exposed beams, dual aspect to front and rear.

## Rear Hallway

Doors to lounge, kitchen/dining room and storage cupboard.

## Entrance Hall

Doors to kitchen/dining room, cloakroom and dining room.

## Cloakroom

Comprising a wash hand basin and WC.

## Lounge

13' 5" x 12' 1" ( 4.09m x 3.68m )

Exposed brick inglenook fireplace, exposed wooden beams, two windows to front aspect.



## Landing

Doors to bedrooms, bathroom and storage cupboards.

## Bedroom One

13' 4" x 14' 2" ( 4.06m x 4.32m )

Exposed wooden beams, pedestal wash hand basin, partial restricted head height, loft access, side aspect.

## Bedroom Two

13' 3" x 9' 9" ( 4.04m x 2.97m )

Built in wardrobes, exposed wooden beams, partial restricted head height, front aspect.

## Bedroom Three

10' 11" x 13' 5" ( 3.33m x 4.09m )

Partial restricted head height, side aspect.

## Bathroom

Comprising a panel enclosed bath with shower attachment, pedestal wash hand basin and WC.

## Outside

## Garage

31' 6" x 14' ( 9.60m x 4.27m )

Grade 2 detached, thatched building which offers an opportunity for modernisation or updating.

## Wrap Around Gardens

Stunning front and rear gardens surround the property, mostly laid to lawn and surrounded by mature trees and shrubs, the gardens offer a peaceful and private environment for relaxing and entertaining. Other benefits are a thatched wall enclosing the garden, flower beds and pathway leading to the driveway.

## U Shaped Driveway

Off a private track with parking for up to three cars.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly













To view this property please contact Connells on

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EPC Rating: Council Tax  
Exempt Band: F

Tenure: Freehold

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