



**Connells**

Elm Cottage High Street  
Tilshead Salisbury





## Property Description

A Grade II Listed thatched cottage dating from the early 17th Century and situated in the beautiful village of Tilshead, This larger village with amenities is ideally located between Salisbury and the market town of Devizes. The property has been extended in more recent times.

### Entrance Hall

Access to cloakroom, lounge and kitchen, stairs to first floor galleried landing, two built in cupboards.

### Cloakroom

Comprising a WC and wash hand basin.

### Living Room

18' 3" x 12' ( 5.56m x 3.66m )

Large brick built fireplace with flue, beamed lintel and brick hearth, beam to ceiling, dual aspect.

### Lounge

19' x 13' ( 5.79m x 3.96m )

Dual aspect with lovely aspect and French doors to the garden, beam to ceiling.

### Kitchen/ Breakfast Room

12' 8" x 11' 9" ( 3.86m x 3.58m )

Comprising a single drainer sink unit with mixer taps, range of gloss wall and base units with work surfaces over, cooker space, space

for washing machine, space for dishwasher, further appliance space, beamed ceiling, further built in cupboard, dual aspect with stable door to rear.

### Galleried Landing

Exposed beams, doors to all first floor rooms.

### Bedroom One

13' x 12' ( 3.96m x 3.66m )

Walk in wardrobe, exposed beams, fitted wardrobes, access to loft space, rear aspect.

### Bedroom Two

12' 7" x 12' 2" ( 3.84m x 3.71m )

Size incorporates fitted wardrobes, exposed beams, side access.

### Bedroom Three

9' 4" x 6' 7" ( 2.84m x 2.01m )

Built in cupboard.

### Bathroom

Comprising a panel bath with wash hand basin and WC.

### Outside

### Mature Gardens

Extensively laid to lawn with mature borders and an area of copse, the garden further

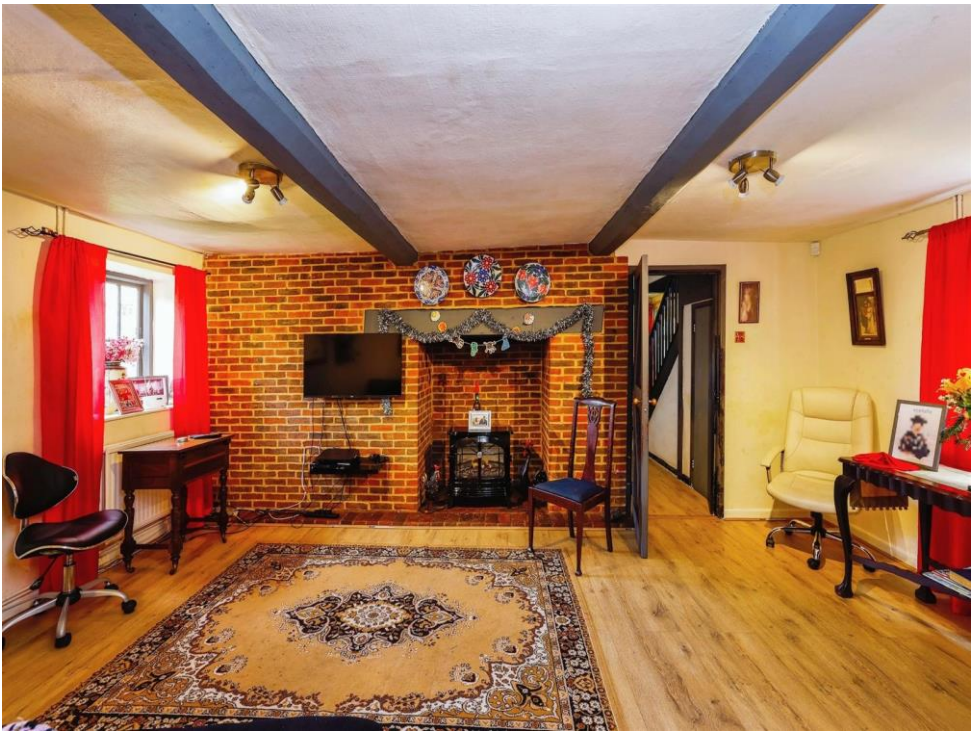
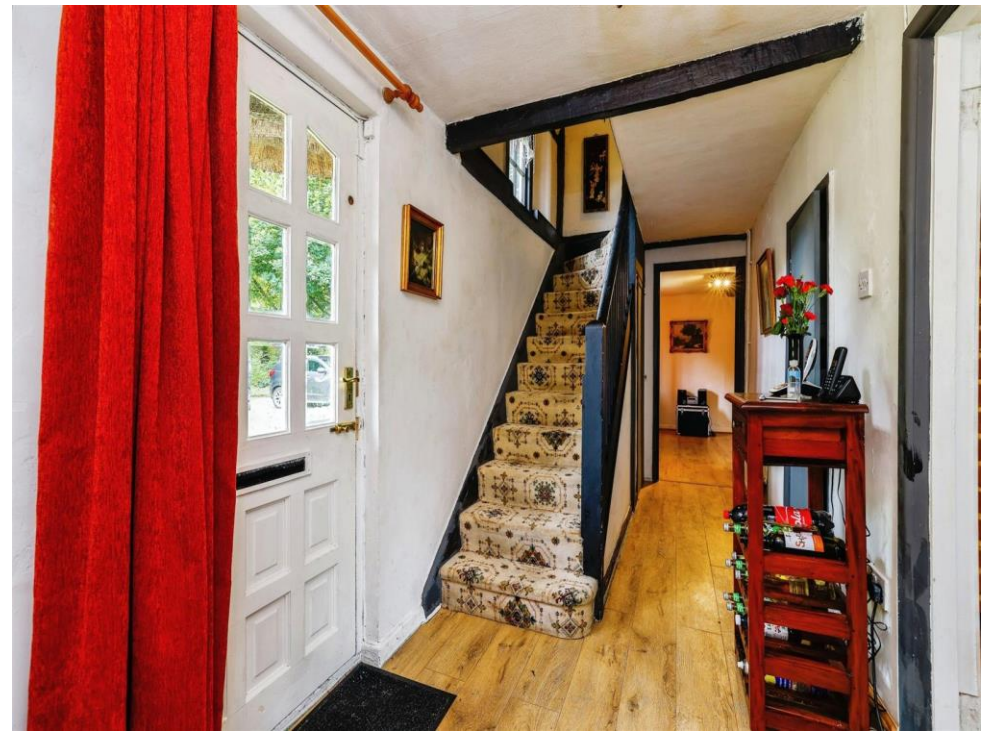
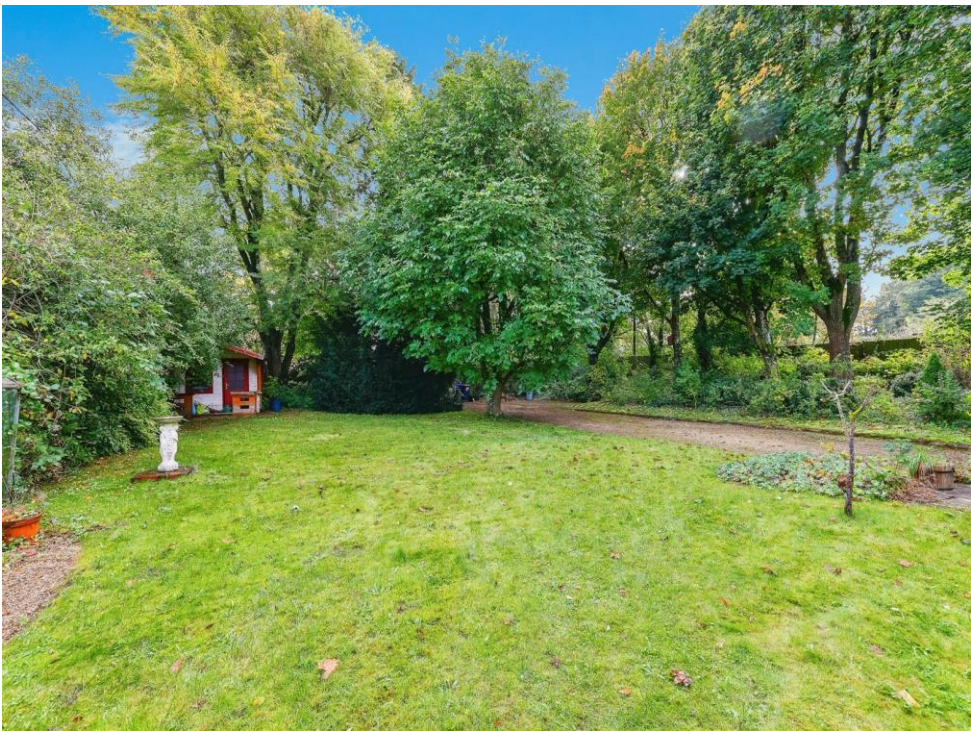
features a terraced area which is ideal for entertaining and is enclosed by panel fencing.

### **Gated Gravel Driveway**

Accessed by a five bar gate and providing parking for several vehicles with turning bay.



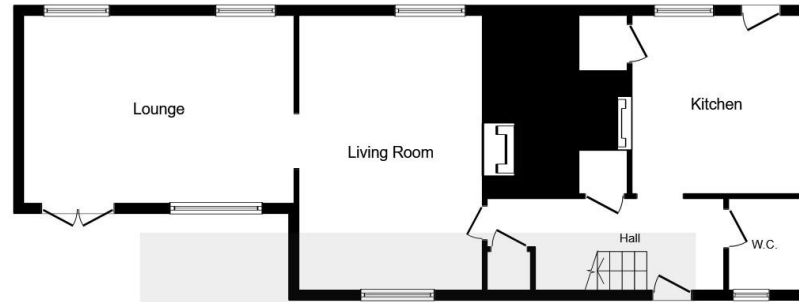




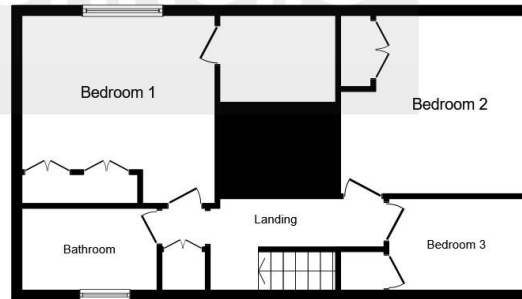








**Ground Floor**



**First Floor**

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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**EPC Rating: Exempt**

Tenure: Freehold

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Property Ref: ABY307599 - 0006