



Connells

Catherine Court
Shrewton SALISBURY



Property Description

A Grade II listed cottage situated in the charming village of Shrewton which benefits from a store, post office, school and garage. The Plume of Feathers inn offers a lovely focal point for the village and is also close by. Features of the property itself include an open brick fireplace, a large master bedroom with ensuite, two reception rooms and a kitchen/breakfast room. The property is minutes away from the A303 providing excellent access to Salisbury and Andover, and Devizes is to the north. No chain.

Entrance Hall

Doors to cloakroom, kitchen/breakfast room, lounge and dining room, stairs to first floor galleried landing, understairs cupboard, tiled floor.

Cloakroom

Comprising a wash hand basin and WC.

Living Room

Irregular Shaped Room 22' x 12' max (6.71m x 3.66m)

Large open brick fireplace, dual aspect with stable door to rear courtyard.

Dining Room

12' 2" max x 10' (3.71m max x 3.05m)

Double aspect with bay window to side, feature brick fireplace.

Kitchen/ Breakfast Room

13' max x 11' max (3.96m max x 3.35m max)

Comprising double sinks set in granite work surface, range of wall and base units, built in double oven, inset hob unit, space for built in fridge/freezer, built in and concealed dishwasher, space for washing machine, breakfast bar with granite work surface, feature exposed original brick fireplace with soot marking, front aspect over cottage style garden, downlighters.

Galleried Landing

Front aspect, access to loft space, built in airing cupboard.

Large Master Bedroom

23' 7" max x 9' 9" max (7.19m max x 2.97m max)

Built in double wardrobe, double aspect to side and rear.

Ensuite

Comprising a shower cubicle with wash hand basin, WC with concealed cistern, downlighters.

Bedroom Two

10' 9" max x 10' (3.28m max x 3.05m)

wall light points, front aspect.

Bedroom Three

10' 9" x 6' 4" (3.28m x 1.93m)

Front aspect.

Four Piece Bathroom

Comprising a panel enclosed bath with separate shower cubicle, wash hand basin and WC,

Outside

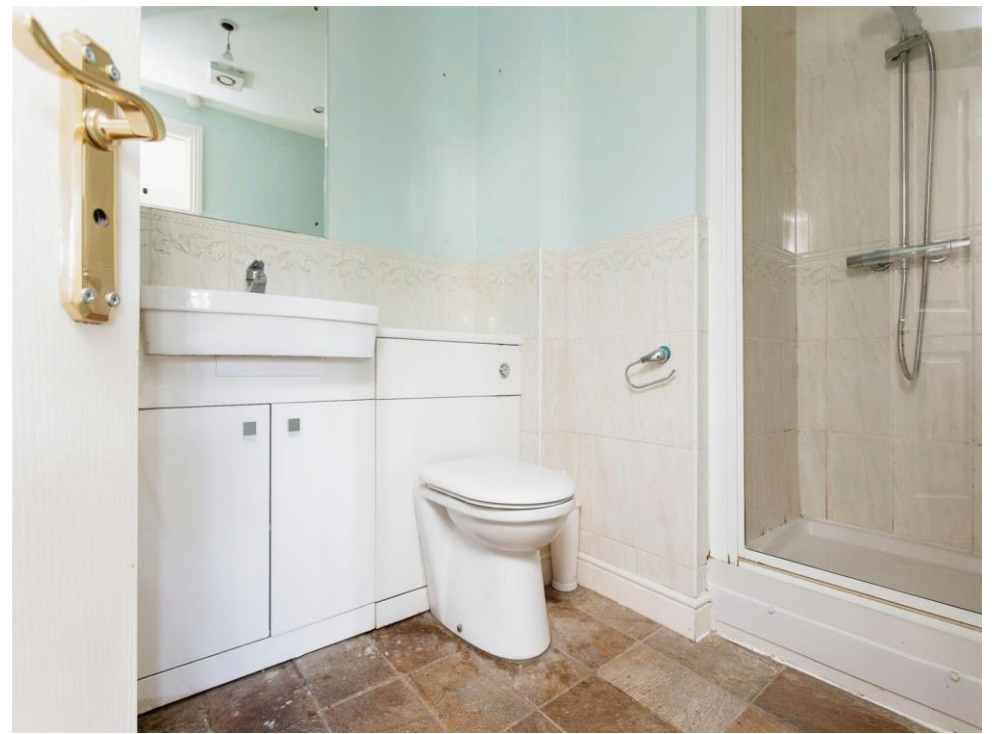
Gardens

The garden offers a good degree of privacy and is enclosed by a hedge and dwarf wall. There is a small fish pond and mature borders with a pathway leading from the front gate. To the rear of the property is a useful courtyard garden with oil tank and log store and gated rear access.

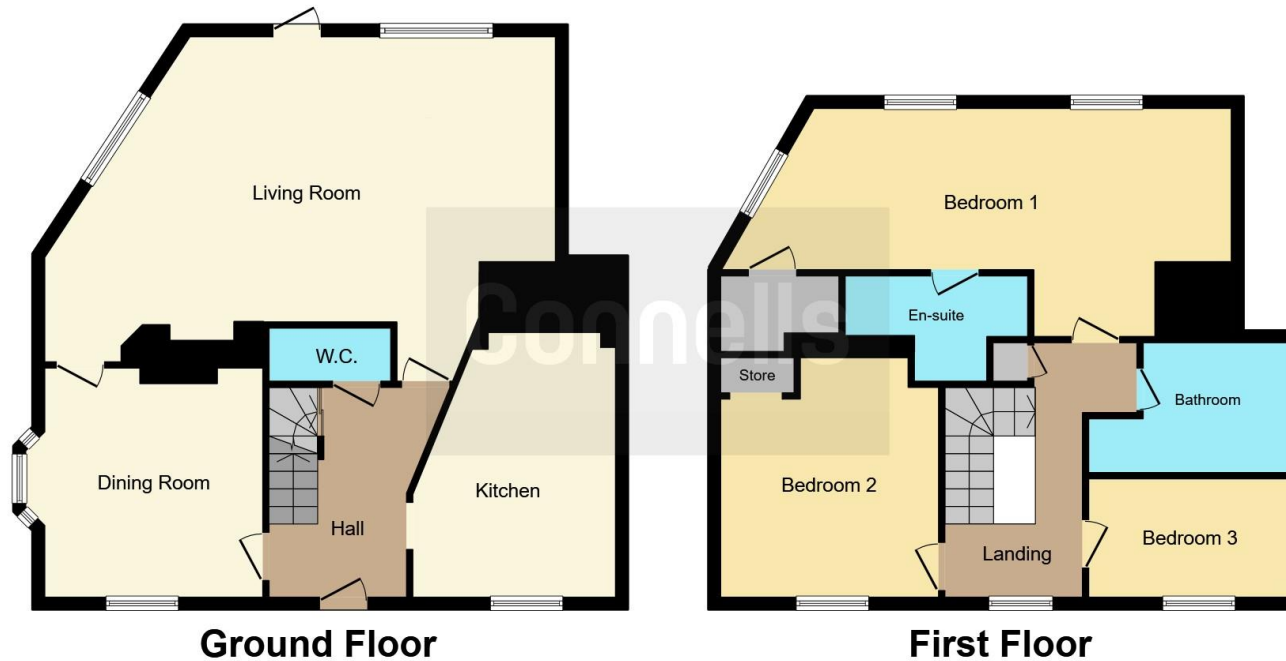
Twin Allocated Parking

for two cars.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: Exempt

Tenure: Freehold

view this property online connells.co.uk/Property/ABY307616



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