



**Connells**

Rose Cottage Tanners Lane  
Shrewton Salisbury





## Property Description

A stunning chocolate box cottage offering excellent sized accommodation and an immense amount of character. The property is idyllically situated in the village of Shrewton, with its shop, post office and proximity to the A303 and Salisbury. Internal viewings are highly recommended to appreciate the size and quality of accommodation on offer.

## Entrance Hall

Tiled floor

## Cloakroom

Comprising a wash hand basin and WC.

## Boot Room / Study

8' x 8' ( 2.44m x 2.44m )

Beams and tiled floor.

## Inglenook Lounge

21' 10" x 13' max ( 6.65m x 3.96m max )

This really impressive room features a large inglenook fireplace, engineered oak flooring, beamed ceiling and a staircase to the first of two landings.

## Kitchen/ Dining Room

24' x 14' ( 7.32m x 4.27m )

Comprising a single drainer sink unit with a range of rustic- style base units with work surfaces and with shelving over, built in

double oven, five ring hob unit with flush to ceiling extractor over, built in and concealed dishwasher, built in and concealed fridge and freezer, built in and concealed washer drier, tiled floor, stairs to second landing, downlighter spots, dual aspect with stable door to side,

## Dining Area

French doors to garden, tiled floor, two built in storage cupboards.

## 23' Primary Landing

### Bedroom One

15' 6" x 10' 7" ( 4.72m x 3.23m )

Exposed beams, book recess.

### Bedroom Three

14' 6" x 9' 4" ( 4.42m x 2.84m )

Size incorporates large fitted oak double wardrobe.

## Wet Room

10' 3" x 7' 8" ( 3.12m x 2.34m )

Large shower area with built in shower and glass screen, wash hand basin set on vanity plinth, WC with concealed cistern, tiled floor.

## Landing Two

### Bedroom Three

12' 7" x 8' 8" ( 3.84m x 2.64m )

Part vaulted ceiling.

## Bedroom Two

11' 6" x 9' ( 3.51m x 2.74m )

Vaulted ceiling, built in cupboards.

## Bathroom

Comprising a panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, WC, tiled floor,

## Outside

### Rear Garden

A charming garden featuring a shaped area of lawn with mature borders and well-established plants and trees. There is also a patio area and further features including; an external water supply, well screened oil tank, timber shed and side access. The garden offers a high degree of privacy and is a lovely area to enjoy.

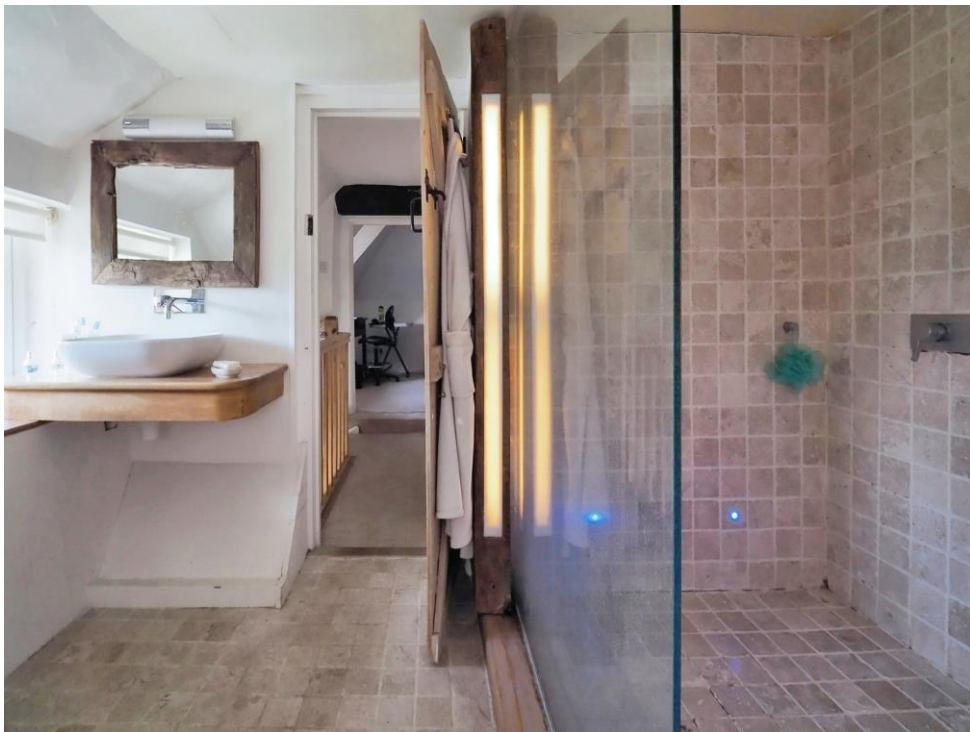
### Bonus Courtyard Garden

Walled and offering a further area for entertaining or relaxing.

### Double Width Driveway













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**T 01980 622 662**  
**E [amesbury@connells.co.uk](mailto:amesbury@connells.co.uk)**

Unit 3 23 Salisbury Street AMESBURY  
 SALISBURY SP4 7AW

**EPC Rating: D**

Tenure: Freehold

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