



**Connells**

Kuching Cottage London Road  
Shrewton SALISBURY



## Property Description

An imposing Grade II listed cottage situated on the edge of the charming village of Shrewton, with its shop, post office, school and garage. The property has an abundance of character features including open fireplaces, picture rails and herring bone flooring to the morning room. The property is just minutes away from the A303 providing excellent access to Salisbury and Andover. No chain.

## Entrance Hall

Access to study and morning room, stairs to first floor.

## Lounge

16' x 12' max ( 4.88m x 3.66m max )

Large fireplace, wall light points, double aspect with sash window to front.

## Dining Room

15' 3" x 8' 8" max ( 4.65m x 2.64m max )

Access to drawing room and kitchen, step down to morning room.

## Morning Room

11' 10" x 11' 9" max ( 3.61m x 3.58m max )

Herring bone wood block flooring, arched brick fireplace, sash window with attractive aspect to front over trees, step up to dining room.

## Study

12' x 11' 8" max ( 3.66m x 3.56m max )

Fireplace, built in cupboard, picture rail, sash window to front.

## Kitchen

11' x 7' ( 3.35m x 2.13m )

Comprising a single drainer sink unit, range of wall and base units with work surfaces over, cooker space, space for washing machine, space for washing machine, further appliance space, size incorporates a secondary staircase to first floor landing.

## Utility Area

With sink unit and appliance space.

## Cloakroom

With WC.

## Garden Conservatory

With access to garden.

## Landing

Large walk-in airing cupboard with plenty of slatted shelving.

## Master Bedroom

16' x 12' ( 4.88m x 3.66m )

Double aspect with sash window to front, wall light points.

## Dressing Room/ Ensuite

12' max x 7' 9" max ( 3.66m max x 2.36m max )

Comprising a shower cubicle, pedestal wash hand basin with well-defined dressing area.

## Bedroom Two

12' 6" x 10' 4" ( 3.81m x 3.15m )

Built in wardrobe, vanity wash hand basin, wall light points, rear aspect.

## Bedroom Three

12' 3" x 10' 10" max ( 3.73m x 3.30m max )

Built in cupboards, sash window to front aspect, wall light point..

## Bathroom

Comprising a bath with pedestal wash hand basin and WC,

## Outside

## Garden

Steps lead up to a raised level of lawn with an abundance of well-established trees and shrubs. A nice feature is the wild garden area with its garden path leading to the detached garage. The whole garden offers beautiful aspects and excellent privacy.

## Detached Garage

Approached by a private driveway.

## Agent's Note \*\* Viewings

When viewing this property, please park in front of the garage area. The access to this area is a little up the hill and can be recognised by our For Sale board.









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). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**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: Exempt**

Tenure: Freehold

**view this property online [connells.co.uk/Property/ABY307897](http://connells.co.uk/Property/ABY307897)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ABY307897 - 0005