



**Connells**

Merion Cottage West Amesbury  
Salisbury

# Merion Cottage West Amesbury Salisbury SP4 7BH

for sale guide price  
**£500,000**



## Property Description

Located in the much sought after Woodford Valley this deceptive country cottage offers a stunning walled cottage garden and is offered for sale with no onward chain. Features include an 18' x 15' lounge, 13' dining room, snug hall, kitchen/breakfast room, boot room, two bathrooms and a 17' max x 15' max main bedroom.

### Snug Hall

10' 5" max x 9' 9" max ( 3.17m max x 2.97m max )

Stairs to first floor, two wall light points,

### Cloakroom

Comprising a wash hand basin and WC.

### Lounge

18' x 15' ( 5.49m x 4.57m )

Open fireplace with stone surround and beamed lintel, four wall light points, feature inglenook style fireplace, built in cupboard, dual aspect with glorious aspects to front and rear.

### Dining Room

13' x 8' ( 3.96m x 2.44m )

Rear aspect.

### Kitchen/ Breakfast Room

13' x 9' 2" ( 3.96m x 2.79m )

Comprising a single drainer sink unit with a range of wall and base units with work

surfaces over, space for dishwasher, further appliance space, cooker space with glass and steel hood over, built in pantry, front aspect.

### Boot/ Utility Room

Space for washing machine and tumble drier, door to garden.

### 18' Landing

### Master Bedroom

17' max x 15' max ( 5.18m max x 4.57m max )

Part vaulted ceiling and dual aspect with lovely views and built in wardrobe.

### Bathroom One

10' x 8' ( 3.05m x 2.44m )

Comprising a panel enclosed bath with wash hand basin and WC, built in cupboards,

### Bedroom Two

11' x 9' 7" ( 3.35m x 2.92m )

Built in cupboard.

### Bathroom Two

10' x 8' ( 3.05m x 2.44m )

Comprising a panel enclosed bath with pedestal wash hand basin and WC, built in cupboards, heated chrome towel rail.,

## Outside

### Rear Garden

A superb, walled cottage-style garden with areas of lawn intertwined with well-established beds and borders and pathways. To the rear is a useful potting shed and there is also an outside water supply and courtesy lighting. Secure side access leads to the gravel driveway and garage.

### 17' Garage

Adjacent with up and over door and approached by a gravel driveway.

### Agent's Note

As is common with character cottages there is a rarely used neighbourly right of way through the garden and the drainage is leads to a septic tank.









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**EPC Rating: Exempt**

Tenure: Freehold

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Property Ref: ABY307920 - 0006