



Connells

Merion Cottage West Amesbury
Salisbury



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 there is a shared septic tank.









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

To view this property please contact Connells on

T 01980 622 662
E amesbury@connells.co.uk

Unit 3 23 Salisbury Street AMESBURY
 SALISBURY SP4 7AW

EPC Rating: Exempt

Tenure: Freehold

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