



Connells

Cosynest Upper Backway
Shrewton Salisbury

Cosynest Upper Backway Shrewton Salisbury SP3 4DE

for sale offers in excess of
£350,000



Property Description

Tucked away close to lovely walks, this extended character cottage features TWO 'OFFICE FROM HOMES' or USEFUL STUDIOS. Upstairs there is a four piece luxury boutique-hotel style bathroom and downstairs is a cosy lounge with log burner and stylish kitchen..The village of Shrewton offers a shop, garage, pub and the A303 is just minutes away.

Entrance Porch

Two Velux-style windows, cloak hanging space.

Lounge

13' 6" max x 12' 9" max (4.11m max x 3.89m max)

Brick built fireplace with tiled heart and log burner, split staircase, wall light point, downlighters, front aspect.

Kichen/ Dining Room

12' 8" x 11' 3" (3.86m x 3.43m)

Comprising an enamel single drainer sink unit with mixer taps, range of wall and base units with curved corner units and full height magic-style storage units, built in double oven, inset hob unit, space for dishwasher, downlighters, rear aspect.

Utility/ Boot Room

12' max x 5' 9" max (3.66m max x 1.75m max)

Comprising a single drainer sink unit with

mixer taps and base units with work surface over, space for washing machine, further appliance space, downlighter spots, dual aspect with access to garden and cloakroom.

Cloakroom

Comprising a WC and wash hand basin.

First Floor

Bedroom One

13' 5" max x 13' 2" max (4.09m max x 4.01m max)

Size incorporates fitted wardrobes, built in cupboard, front aspect.

Bedroom Two

11' 8" x 9' 4" max (3.56m x 2.84m max)

Extensive countryside views to rear.

Four Piece Boutique Bathroom

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

Comprising a large freestanding oval bath, separate double shower cubicle, enclosed wash hand basin set in vanity unit, WC, fitted storage unit with shelving, downlighter spots, dual aspect.

Outside

Cottage Style Garden

A mature garden with an area of lawn, patio,

well-established borders and small trees. There is a pea shingle path with pergola over and further features include an external oil fired boiler, outside lighting, personal door to large workshop and gated side access.

1st Office From Home / Studio

12' x 8' (3.66m x 2.44m)

Door to garden.

2nd Office From Home / Studio

12' max x 10' max (3.66m max x 3.05m max)

Double Width Driveway





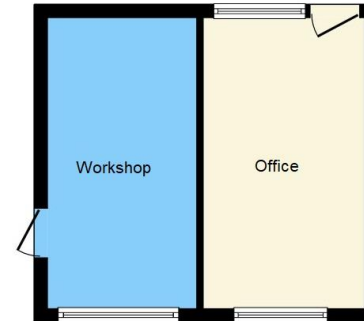




Ground Floor



First Floor



Outbuilding

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EPC Rating: D

Tenure: Freehold

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Property Ref: ABY308163 - 0004