



📍 Green Willows Orcheston, Wiltshire, SP3 4RP

🏠 Guide Price £465,000

A handsome and charming Grade II Listed, thatched cottage, located towards the end of a quiet no through road in the village of Orcheston. Offered to the market with no onward chain.

- Grade II Listed Thatched Cottage
- 2/3 bedrooms
- Beautiful rural setting
- Quiet no through road
- Character features throughout
- On street parking available directly outside
- Flexible accommodation
- Beautiful south westerly facing rear garden with various sheds
- Large main reception room with wood-burner
- NO ONWARD CHAIN

🏡 Freehold

📊 EPC Rating



This Grade II Listed thatched cottage is situated in the most wonderful setting, towards the end of a quiet, no through lane in the village of Orcheston with fantastic walking routes from your doorstep. Exuding charm and character at every turn, this beautiful cottage is offered to the market with no onward chain.

As you enter through the front door, you are welcomed in to an entrance hallway which provides a downstairs W/C and utility room, housing the oil boiler installed in 2019. You next come to the kitchen/dining room with a range of floor/wall mounted units, slimline dishwasher, oven/grill and electric hob. The 26'5x14'3 large main reception room boasts 2 bay windows, ample natural light, exposed timbers, an alcove for storage and a beautiful wood-burner with brick surround. From the reception room, a door leads to the 3rd bedroom, which can be flexible in use as a study/snug area as well, there is a downstairs bathroom, next to the 3rd bedroom.

On the first floor, there are 2-further double bedrooms with outlooks to the front. Bedroom 2 provides built in storage.

Externally, there is on street parking available right outside the home, although not allocated, it is the penultimate home along the no through road, so easily available. The rear garden is dog friendly, very secure and a true delight, the lower tiers boast a good size lawn space with large shed with electricity and a private patio area. The upper tier of the garden gives you an idyllic outlook, making for a perfect seating area, with a further 2 sheds.

A truly delightful cottage, not to be missed.

Situation

Green Willows is situated in the sought after village of Orcheston, located in the heart of the Salisbury Plain. The village is surrounded by breath-taking countryside, ideal for enjoying outdoor pursuits such as walking and cycling. There are a good variety of amenities close by in the village of Tilshead, including a petrol station with convenience store, The Rose & Crown public house, a thriving village school and the 12th Century St Thomas a Becket Church. A short drive away is the market town of Devizes and the Cathedral City of Salisbury which has regionally recognised retail, cultural and educational establishments, as well as a range of award winning restaurants and bars and a twice weekly farmers market. Shrewton, which is about 2 miles away, also has a good selection of amenities including supermarket with a post office, public house, a garage and a popular monthly farmers market. Tilshead is surrounded by a great variety of excellent schooling including Lavington School (rated Good' by Ofsted 2014), Dauntsey's School, Bishops & South Wilts Grammar Schools, and Salisbury Cathedral School, Chafyn Grove and Godolphin School. Mainline stations can be found at Andover, Salisbury and Westbury

Property Information

Agents note: The property is Grade II Listed and in an Area of Outstanding National Beauty.

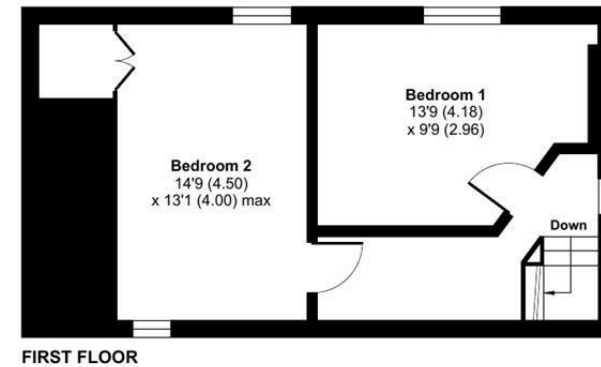
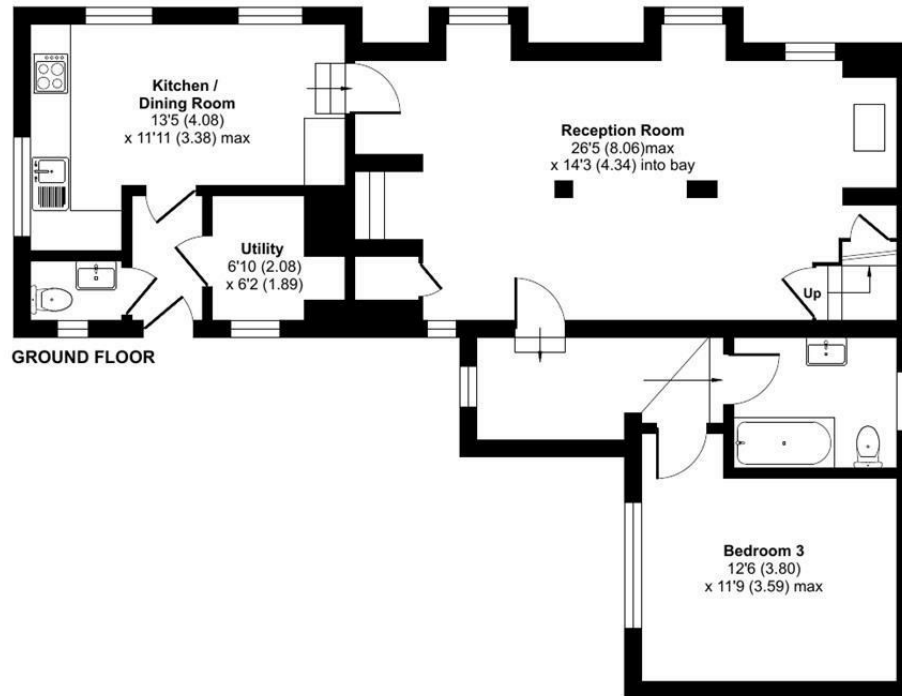
Oil fired central heating. Mains electricity, water and drainage.



Orcheston, Salisbury, SP3

Approximate Area = 1196 sq ft / 111.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Strakers. REF: 1226821

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.