



📍 Primrose Cottage High Street, Tilshead, Salisbury, Wiltshire, SP3 4RX

🏠 Guide Price £525,000

A truly delightful, 4-bedroom, Grade II Listed, thatched cottage, providing flexible and spacious accommodation throughout. Offered to the market with no onward chain.

- Grade II Listed thatched cottage
- 4-bedroom semi-detached home
- Sought after village location
- Beautifully presented throughout
- Character features throughout
- Immaculately presented
- 3-reception rooms
- Single garage and driveway parking
- NO ONWARD CHAIN

🏡 Freehold

🏠 EPC Rating D



A charming and character-filled 4-bedroom Grade II Listed thatched cottage, offering flexible and spacious accommodation in the heart of the sought after village of Tilshead.

The character is immediately apparent as you step into the home, with timber-framing, 19th century staircases, exposed beams and flagged stone floors, all a true testament to the home's timeless character.

The large entrance hall doubles as a study space, with access to an under-stair cupboard and a downstairs bathroom. To the left, a characterful living room features one of two beautiful fireplaces with a wood-burner, a front-facing window, and the first of three staircases leading upstairs. To the right of the entrance hallway, the sitting room enjoys a second fireplace with wood-burner and flows through to the formal dining room with open fire, where another staircase adds to the cottage's unique layout. The kitchen at the rear blends period charm with modern comforts, featuring a Belfast sink, LeCanche induction cooker, granite worktops, floor-mounted units, and a full-length larder cupboard, with a separate utility room just off it.

On the first floor, 4-double bedrooms boast exposed beams and vaulted ceilings, adding to the home's historic appeal. The principal bedroom benefits from built-in wardrobes.

Externally, parking is provided behind a 5-bar gate into a gravelled driveway as well as a single garage with a parking space in front. The garden is a true gardeners delight, mostly laid to lawn, offering privacy, mature trees/shrubs, wooden shed, vegetable garden, raised beds and paved patio seating area.

#### **Situation**

Primrose Cottage is situated in the sought after village of Tilshead 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. It has a good variety of amenities 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 3 miles away, also has 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**

Oil fired central heating. We are advised all other mains services are connected.

Agents note: The property is Grade II Listed and situated in a conservation area.

Tenure: freehold

EPC rating: D

Council tax band: E



## Primrose Cottage, High Street, Tilshead, Salisbury, SP3

Approximate Area = 1469 sq ft / 136.4 sq m

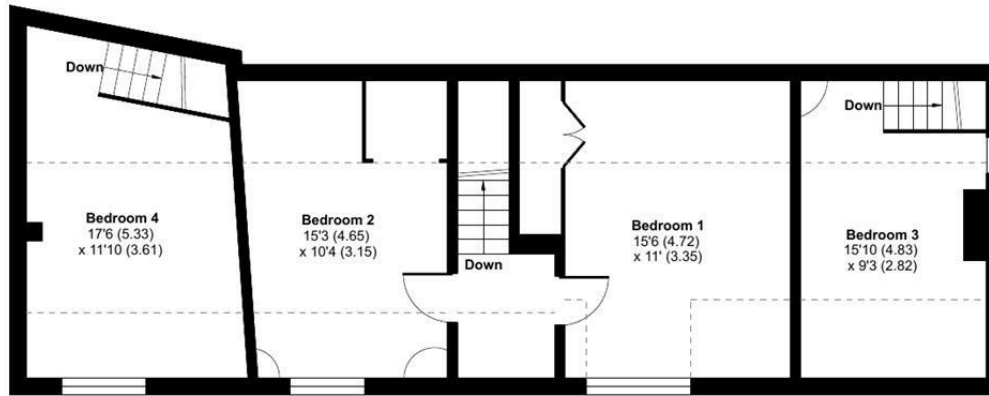
Limited Use Area(s) = 380 sq ft / 35.3 sq m

Garage = 177 sq ft / 16.4 sq m

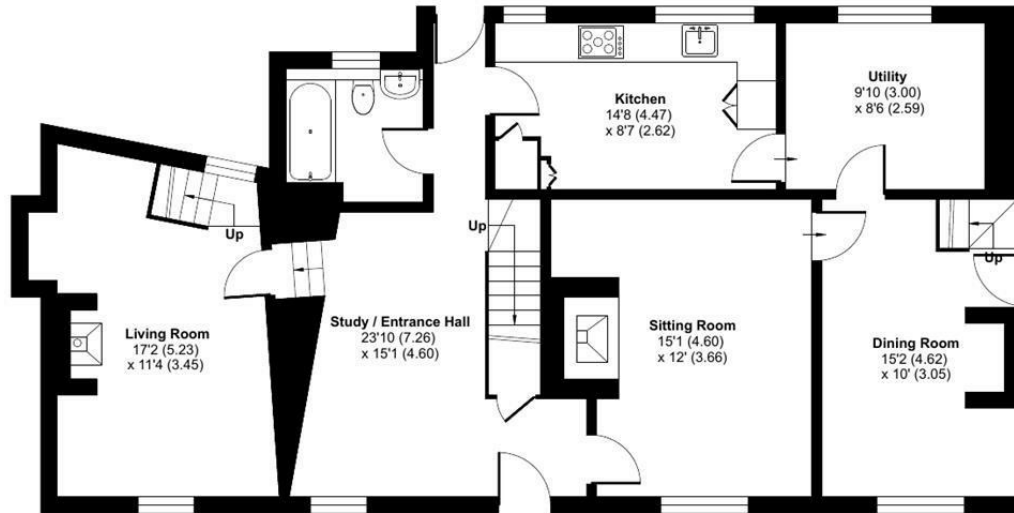
Total = 2026 sq ft / 188.1 sq m

For identification only - Not to scale

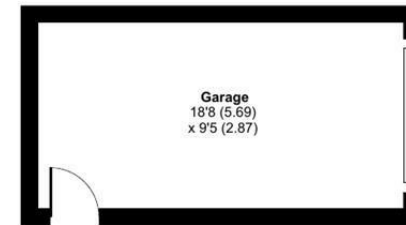
Denotes restricted  
head height



FIRST FLOOR



GROUND FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1160706

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