



Owl Cottage, Newton Toney, Salisbury, Wiltshire

Jordan &
Mason

Owl Cottage, Newton Toney, Salisbury, Wiltshire, SP4 0HF

An immensely charming and characterful three bedroom detached period house situated in this highly sought after village setting and within a mature and private garden plot with separate barn and additional living space.



DISTANCES (ALL BEING APPROXIMATE)

SALISBURY 10 MILES (MAIN LINE STATION TO

LONDON WATERLOO APPROX 80 MINS)

GRATELEY TRAIN STATION 5 MILES

WINCHESTER 30 MILES

BATH 40 MILES

NEW FOREST 10 MILES

SOUTH COAST 30 MILES

ACCOMMODATION & FEATURES

- Characterful village home in sought-after village
- Impressive brick and flint barn conversion
- Three bedrooms
- Generous sitting room with feature fireplace
- Open plan kitchen/dining room
- Entrance hallway
- Downstairs shower room
- Family bathroom
- Separate barn/workshop
- Separate reception room/Home Office
- Mature and well-stocked gardens
- Ample parking



THE PROPERTY

This most attractive brick and flint detached property is believed to be converted from a period barn and provides well arranged and versatile accommodation with a good sense of character and charm. With well landscaped gardens, ample parking and a separate barn which in part has living accommodation and opens up onto a separate and private garden. Well used as a workshop/garage with a separate mezzanine area, this area could be further enhanced or adapted to provide annex accommodation or separate quarters subject to achieving all of the necessary planning approval. The house enjoys a generous living kitchen/dining room, downstairs shower room, entrance hallway, particularly spacious sitting room with feature fireplace and dual aspect, three well proportioned bedrooms and a first floor bathroom. The property is set within a mature garden plot and viewing is highly recommended.



OUTSIDE

The property is accessed via a timber gate and has established fencing punctuating the front boundary. There is generous areas of parking which would be well suited to those with a motorhome etc. The front garden has been beautifully stocked with raised sleepers for the cultivation of vegetables and the front garden proves a welcoming area with access directly to the kitchen/dining room. Towards the rear of the property there is a paved patio which currently enjoys a raised fire pit (not included in sale) again to leads to a second section of garden found behind the barn which is predominantly laid to lawn and well suited to the chickens currently in situ. This leads onto the separate barn and served well as an additional reception room, home study and with access to the workshop/garage. The property further benefits from a greenhouse, large shed, enclosed bin storage area and log store.



LOCATION

The property is situated within the heart of the desirable village of Newton Toney which sits upon the north-eastern side of the cathedral city of Salisbury and within approximately five miles of the world Heritage site of Stonehenge. Offering good road links via the A303 to the West Country and easterly towards the M3 and London, this property is popular with commuters who can also benefit from a main line rail link from the nearby village of Grateley directly to London Waterloo in around 80 minutes. The village itself has a thriving community spirit, with a popular primary school, well established and desirable village pub and shopping facilities available in the neighbouring villages and nearby Amesbury which is around a ten minute drive.



SERVICES

Mains Water, drainage and electricity are connected.

All services have not been checked or verified and any intending purchaser must complete their own checks prior to submitting an offer.

FIXTURES AND FITTINGS

Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings are included.

VIEWINGS

By appointment only with Jordan & Mason
Salisbury Office 01722 441 999

TENURE

Freehold





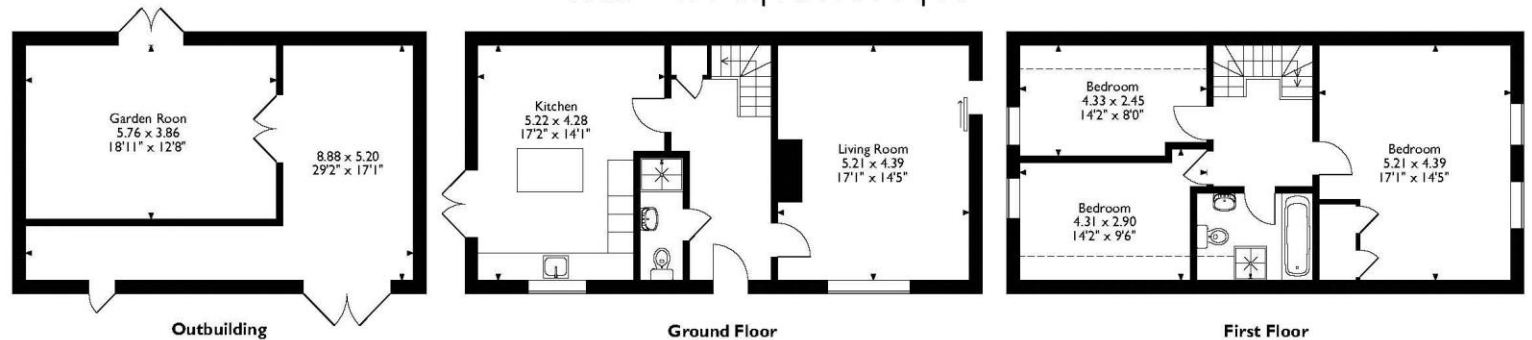
Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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DIRECTIONS

Leave Salisbury on the A345 Castle Road and continue in a northerly direction to the Beehive roundabout. Take the third exit and continue along this road passing through the villages of Porton and Boscombe. Having left Boscombe village and upon entering the village of Allington turn right immediately before The Old Inn public house. Drop down this village road passing through Allington as signposted Newton Toney. The road meanders for around one and a half miles into the village of Newton Toney. As you enter the village turn left and continue along this road for about a quarter of a mile. Having passed the popular village pub, the property can be found a short way along on the right-hand side.

Owl Cottage, Newton Toney, Salisbury
Approximate Gross Internal Area
Main House = 113 Sq M/1216 Sq Ft
Outbuilding = 46 Sq M/ 495 Sq Ft
Total = 159 Sq M/1711 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Salisbury

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