



Flint Cottage, Netton, Salisbury, Wiltshire

Jordan &  
Mason

Flint Cottage , Netton, Salisbury, Wiltshire, SP4 6AW

A substantial and versatile five bedroom period house situated within a pleasant position in this highly desirable village setting. Available with no forward chain and viewing is recommended.



**DISTANCES (ALL BEING APPROXIMATE)**

SALISBURY 5 MILES (MAIN LINE STATION TO

LONDON WATERLOO APPROX 80 MINS)

AMESBURY 4 MILES

**ACCOMMODATION & FEATURES**

- Substantial Woodford Valley home
- Five bedrooms
- Three reception rooms
- Kitchen/breakfast room
- Utility room
- Double garage with separate workshop
- Rural views
- Pleasant gardens
- Scope for enhancement and reconfiguration
- Viewing is essential



## The Property

This substantial five bedroom period house is situated within an enviable village location in the sought-after Woodford Valley. The property is a substantial family home which has been extended to provide versatile living accommodation and generous bedrooms. There is tremendous scope for rearrangement of the existing accommodation or conversion to satisfy the needs of individual buyers.

## The Location

The Property is situated in the extremely sought after Woodford Valley some five miles to the north of the cathedral city of Salisbury the property is surrounded by some of England's most awe inspiring countryside, all of which is accessible from nearby the property. A network of footpaths and bridleways give equestrian or outdoor enthusiasts access to large swathes of the valley and to the world famous circle of stones at Stonehenge. The valley itself enjoys a myriad of property styles, from large manor houses to period cottages and the road runs between Salisbury and the convenient town of Amesbury. A complement of local amenities can be found nearby including a choice of public houses, a well respected primary school and further schooling is available within Salisbury, both in the private and public sectors. The main shopping and recreational location is Salisbury which is around 15 minutes drive south, and this city is renowned for its prominent cathedral which dominates the skyline, and the city itself has an eclectic mix of retail facilities set among historical buildings, a beautiful market square and the revered Cathedral Close. The city also enjoys a safe and cultured night life with numerous restaurants, a wonderful theatre and a popular race course found on the edge of the city. Salisbury also benefits from a full complement of leisure facilities ideal for family living.



## Outside

The gardens are generous in their size and have been well-stocked with numerous plants, hedges, small trees and areas of lawn. Upon the northern side of the property there is ample parking and this gives access to a double garage.





## SERVICES

Mains Water 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, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.



## 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.

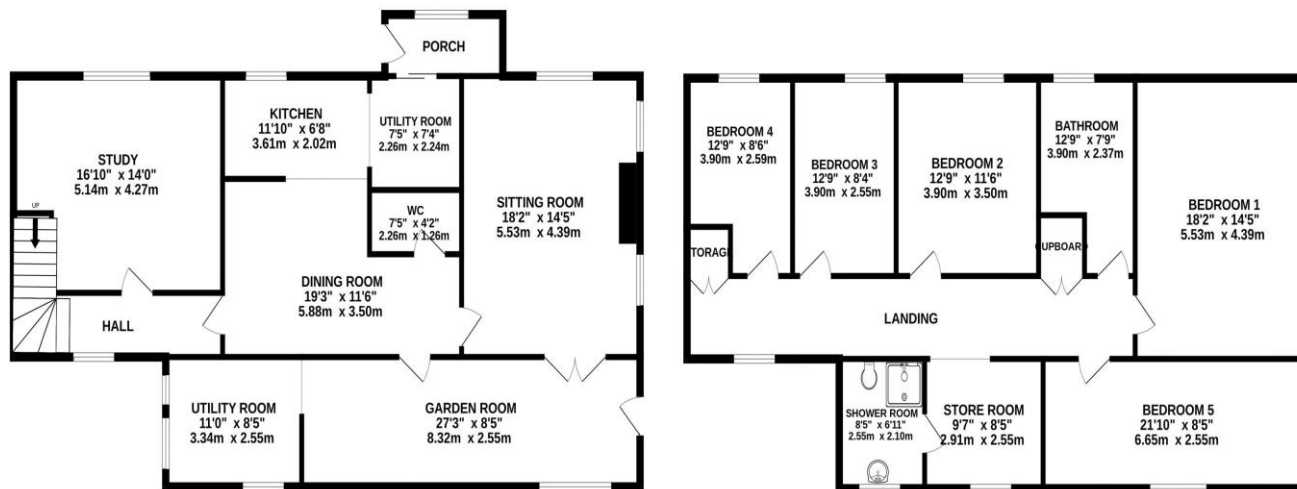
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GROUND FLOOR  
1268 sq.ft. (117.8 sq.m.) approx.

1ST FLOOR  
1237 sq.ft. (114.9 sq.m.) approx.

## DIRECTIONS

Leave Salisbury in a northerly direction upon the A345 Castle Road. At the traffic lights turn left and proceed through Stratford Sub Castle. Having left the village as the road bears left and crosses the bridge exit right on the bend and continue a short distance before turning left onto the valley road. Follow this road through Little Durnford to Netton. Having entered Netton the property can be found on the right hand side.



TOTAL FLOOR AREA : 2505 sq.ft. (232.7 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Salisbury

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Multi-award-winning Salisbury estate,  
land, managing and letting agents



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Mason