



**December Cottage, 18a, Newton Toney, Salisbury, Wiltshire,
SP4 0HS**

**Jordan &
Mason**

December Cottage, 18a, Newton Toney, Salisbury, Wiltshire, SP4 0HS

£449,950 Freehold

Brief Property Description

The property is a well-situated three-bedroom semi-detached Grade II listed cottage, featuring lime-rendered cob elevations under a well-maintained thatched roof. With a light and airy atmosphere, many rooms enjoy dual aspect windows, a feature not always typical of a property of this age. The property has been improved with the installation of a modern fitted kitchen, modern fitted bathroom, and three generous first-floor bedrooms, the master bedroom of which boasts built-in wardrobes. The ground floor comprises a generous principal reception room with triple aspect and a feature fireplace with an inset log-burning stove. The kitchen offers ample space for dining and has a downstairs W.C. Externally, there is ample off-road parking for several vehicles and a gated entrance to a mature cottage-style garden, which offers a good sense of privacy. The garden extends to a large outside office/workshop which is currently being used as a gym. The patio area which is accessible from the sitting room.

The Location and nearby Facilities

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



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Postcode;
SP4 OHS

Directional note:

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. After leaving Boscombe village and upon entering the village of Allington, turn right immediately before The Old Inn public house. Follow this village road, passing through Allington as signposted for Newton Toney. The road meanders for around one and a half miles into the village of Newton Toney. As you enter the village, take the immediate right-hand turning, and the property can be found approximately 200 yards along on the right-hand side.

Council Tax Band: D

Property reference:
00003372

Viewings:

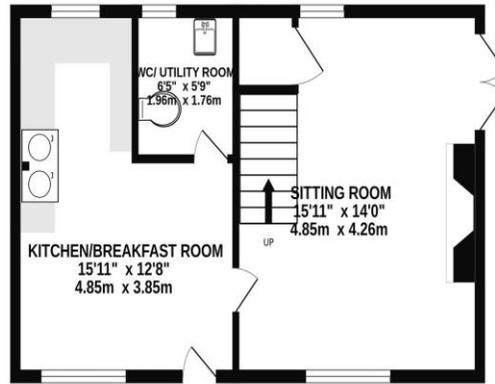
By Appointment only with Jordan & Mason 01722 441 999

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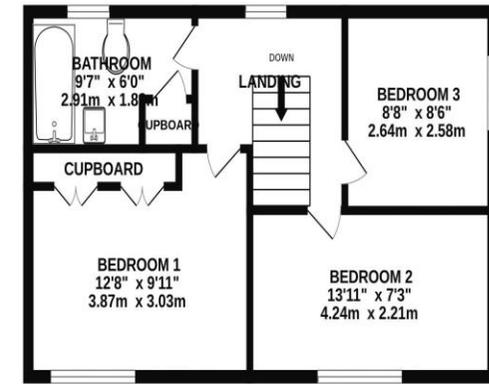
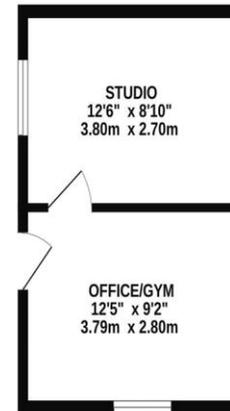
Here to help....

Local agent: Kyla Scougall
01722 441 999
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GROUND FLOOR



1ST FLOOR



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Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number **08708615**. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)

