



Byways Cottage, Farley, Salisbury, Wiltshire

Jordan & Mason

Byways Cottage, Farley, Salisbury, Wiltshire, SP5 1AY

A delightful three-bedroom period cottage situated within an enviable rural position adjoining the Clarendon Park Estate and occupying a beautifully stocked garden plot. Viewing is essential.



**DISTANCES (ALL BEING APPROXIMATE)**

SALISBURY 6 MILES (MAIN LINE STATION TO

LONDON WATERLOO APPROX 80 MINS)

WINCHESTER 21 MILES

ROMSEY 15 MILES

**ACCOMMODATION & FEATURES**

- Outstanding rural setting backing onto Clarendon Park
- Largely extended period cottage
- Particularly spacious sitting room
- Kitchen/breakfast room
- Separate snug
- Outside studio
- Potting shed and additional storage sheds
- Three bedrooms
- Walk-in wardrobe
- Bathroom
- Detached garage with mezzanine floor
- Ample parking



## The Property

This beautifully located and charming period cottage is believed to date to the early 20th century and was originally a cottage which formed part of the exquisite Clarendon Park Estate. Sold for the first time around 41 years ago, our clients have felt utterly privileged to have then acquired the property and spent much of their lives enjoying its rich character and outstanding countryside. During their ownership the property has been substantially extended to create generous living accommodation which enhances and complements the character and charm of the original cottage. Considerable investment has been made outside with the creation of a detached garage and other outbuildings that offer versatility, for example Home Office or Studio. There is also a potting shed and further storage sheds. The property will have appeal to potential purchasers with a horticultural interest because the gardens are beautifully stopped and designed and viewing is therefore recommended.



### **The Location**

The property is situated within an enviable rural setting which originally formed part of the historic Clarendon Park estate and is located on the edge of the attractive village of Farley. The property's discreet position backs onto fields which are currently set aside and a nearby footpath gives excellent walking to Clarendon Walk, the village of Pitton and other footpaths leading to neighboring villages. The location is well suited to those commuting to Salisbury, Andover, Winchester or Romsey. There are various public houses, village shops and other facilities within the neighboring villages, all of which are accessible.

**Entrance Vestibule** 9' 1" x 8' 2" (2.76m x 2.49m)

**Sitting Room** 21' 10" x 15' 2" (6.65m x 4.62m)

**Study** 13' 4" x 9' 1" (4.07m x 2.76m)

**Shower Room** 5' 4" x 5' 11" (1.63m x 1.81m)

**Snug** 11' 3" x 10' 4" (3.44m x 3.14m)

**Kitchen/ breakfast Room** 14' 1" x 11' 5" (4.30m x 3.48m)

**Utility room** 8' 1" x 7' 5" (2.47m x 2.25m)

**Master bedroom** 16' 0" x 12' 11" (4.88m x 3.93m)

**Dressing room** 8' 0" x 9' 1" (2.43m x 2.77m)

**Bedroom 2** 12' 9" x 9' 11" (3.88m x 3.01m)

**Bedroom 3** 1.85 x 3.65

**Bathroom**

**Detached Garage** 17' 3" x 14' 1" (5.26m x 4.29m)



**Studio** 10' 0" x 9' 1" (3.04m x 2.76m)

### Potting shed

### Outside

At the front of the property there is an extensive block paved driveway giving ample off-road parking and turning for various vehicles. A separate area of driveway includes a bin store and double opening wrought iron gates which lead to a further concealed driveway and the detached garage. This area or indeed the area to the front would be well suited to the storage of a caravan, motorhome or trailer. A recessed front door with storm canopy leads to a generous Entrance Hall.



### SERVICES

Mains Water and electricity are connected.  
Drainage via septic tank.

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





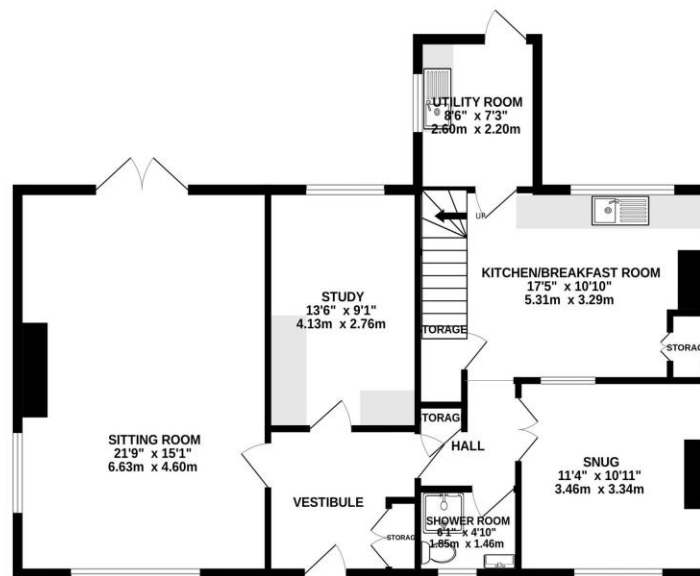
**Important Notice:** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; 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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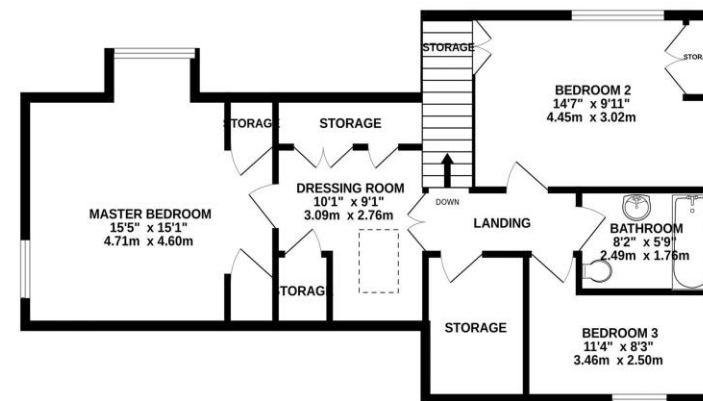
## DIRECTIONS

From Salisbury, follow the A36 Southampton Road. After passing over the Tesco roundabout, continue to the dual carriageway, then turn right (across the carriageway) as signposted for Alderbury. Proceed into the village passing the Green Dragon public house. Turn left into Clarendon Road And continue towards the bottom of the hill. Continue along this road for about 2 miles taking a left-hand turn as signposted Farley. Continue along this road for about another mile turning left onto a single track signposted 'Bests Farm'. Proceed down this singletrack taking the first turning left and the property can be found on the right-hand side before the established Oak tree.

GROUND FLOOR  
949 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1653 sq.ft. (153.6 sq.m.) approx.  
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Salisbury

01722 441 999

4 St Thomas' Square, Salisbury, Wiltshire SP1 1BA

info@jordanshomes.co.uk

Multi-award-winning Salisbury estate,  
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