



Gravel Shoot

Norman Court, West Tytherley, Salisbury, SP5 1NL

A large bright and airy recently refurbished detached 3 / 4 bed house with a wood burner, good sized garden, ample private parking with store room and garage on quiet Private Estate.

£1,750 per calendar month | Available May 2024

t. 01747 356099

w. [fowlerfortescue.co.uk](https://www.fowlerfortescue.co.uk)



**Gravel Shoot
Norman Court
West Tytherley
SP5 1NL**

Description & Location

A three / four bedroom detached house. The property offers a quiet remote location with bright and airy accommodation with a store and garage. Recently refurbished with a brand new kitchen, bathroom, carpets and wood burner. The property has ample parking and a good size garden. Located on the Norman Court Estate, West Tytherley lies close to the Hampshire/Wiltshire county boundary, conveniently positioned almost midway between Salisbury, Stockbridge, and Romsey. Everyday amenities can be found in the village, including a public house, local shop, well regarded school and playing fields. The city of Salisbury provides a more extensive selection of shops, pubs, and restaurants. Schools locally are the highly regarded Salisbury grammar schools and there is nearby West Dean and Mottisfont & Dunbridge train stations. Communications in the area are excellent with access to the A303, A34, M3 and M27.

Accommodation

ENTRANCE HALL with stairs up to first floor, understairs cupboard and open archways into:

LIVING ROOM / DINER with large windows overlooking the garden, new carpet and woodburning stove

STUDY / BEDROOM 4 with window overlooking the front of the property, which would make an ideal office space, playroom or single bedroom

KITCHEN with fitted units and extractor fan, space for cooker, washing machine and dishwasher/tumble dryer overlooking the garden

Adjoining lobby area leads to:

STORE ROOM & GARAGE containing power and light for storage

The first floor comprises:

MASTER BEDROOM with two large windows overlooking the rear of the property and built-in double wardrobe

BEDROOM TWO is a double room with built-in wardrobe

BEDROOM THREE is a good sized single or small double

BATHROOM with white suite comprising bath with shower attachment, hand basin, towel rail and WC

Outside

There is a good sized garden to the rear mainly laid to lawn with a patio area to side of the house. The gravel driveway provides ample parking.

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The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH

Services and Utilities

The property is heated via oil fired central heating, and served by mains water, mains electricity and private drainage (service charge contribution to communal Sewage Treatment Plant).

Ofcom indicates there is Ultrafast fibre broadband (up to 1000Mbps) available to the property and good mobile phone signal from main providers. Intending tenants to satisfy themselves with broadband and mobile services.

Fees, Charges & Terms

The rent is £1,750pcm payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £400 is payable to secure the property (see further details and conditions in our fee summary) and £2,015 is payable as a security deposit.

Council Tax Band E – Wiltshire Council.

Restrictions

Pets by negotiation.

EPC

The cottage has an EPC rating 'D60'.

Availability

The property is available from May 2024.

Photos



Viewings

Strictly by appointment only through Fowler Fortescue 01747 356099.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.



RICS

