



Newtown, Sixpenny Handley

Guide Price: £675,000

Newtown, Sixpenny Handley, Salisbury, Wiltshire, SP5 5PF

- **Detached Cottage Located Within A Delightful Rural Setting**
- **Extended To Incorporate A Stunning, Vaulted Kitchen Breakfast Room**
- **Flexible Accommodation Over Two Storeys**
- **Character & Charm Retained From The Original Cottage**
- **South Facing Garden · Potting Shed, Greenhouse, Workshop & Car Port**
- **Short Distance From The Village Of Sixpenny Handley · EPC: D ·**

LOCATION

Newtown is a delightful rural hamlet located on the Wiltshire/Dorset border surrounded by rolling countryside set within the Cranbourne Chase AONB. Located roughly 1 ½ miles from the village of Sixpenny Handley, the area offers an abundance of countryside walks including to local landmarks such as Chase Woods and Garston Wood RSPB Reserve. Being conveniently situated between Shaftesbury, Fordingbridge, Blandford Forum and Salisbury, the nearby village of Sixpenny Handley has a full range of services including a church, medical centre, primary school, sports pavilion, recreation ground and a garage. It also enjoys local shops including a general store/grocers and a popular family butcher.

A354 (Blandford) 10m, Fordingbridge 11m, Shaftesbury 11m, Salisbury 14m, Ringwood 14.5m, Bournemouth 24m. Trains: Salisbury (London Waterloo 85 mins).

DESCRIPTION

Nestled in a tranquil rural setting, this detached cottage is brimming with character to showcase a range of original features whilst effortlessly combining a contemporary kitchen extension to suit modern tastes and conveniences.

Stepping into the kitchen your eyes are drawn to the impressive vaulted ceilings adorned with exposed beams and numerous sky lights to allow natural light to fill the room. Bi-folding doors also feature to create a wonderful dining area that takes in the impressive views of the garden and rural setting beyond whilst the stone flooring continues onto the patio to create a wonderful flow between the indoor and outdoor spaces. The kitchen suite itself combines numerous floor mounted storage cupboards, pan drawers and a modern oven/hob as well as a traditional Aga.

Forming part of the original property is the sitting room, a cozy retreat with its own fireplace and more captivating beams while a further study room, again with its own fireplace, is also located on the ground floor and could form a fourth bedroom if desired. An additional boot room and ground floor shower room finished in attractive tiling also feature.

Wooden crafted stairs located in the sitting room lead to the upstairs of the property of which plays host to three double bedrooms, of which two feature built in wardrobes. A real delight of the first and second bedrooms is the elevated views of the opposite fields whilst the third bedroom provides a sense of flexibility as this previous featured as two single bedrooms.

Completing the internal accommodation is a well-equipped family bathroom that although has been updated for modern comfort, retains a sense of heritage with its tasteful design.





OUTSIDE

Externally the garden takes full advantage of Southerly facing aspect to create a sublime garden retreat and entertaining space. The pergola, of which is intertwined with climbing vines, offers an ideal seating space whilst fruit trees, raised vegetable patches and a variety of potting sheds, a green house and workshop also feature.

Off road parking is provided via two driveways to the home as well as a car port whilst the property continues to offer further land to the side and rear of the building.

SERVICES

Mains water & electricity are connected to the home. The property is warmed via an oil-fired central heating system and serviced via a septic tank.

TENURE

Freehold.

COUNCIL TAX

Dorset Council Tax Band E.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

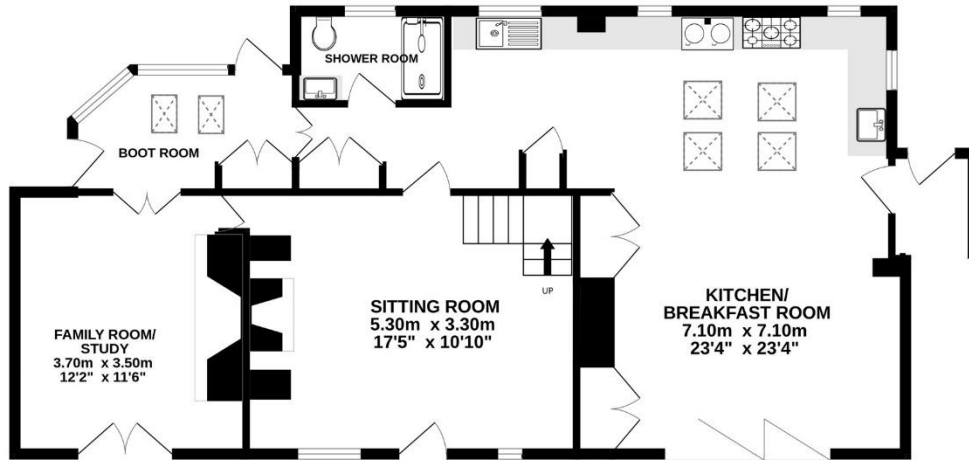
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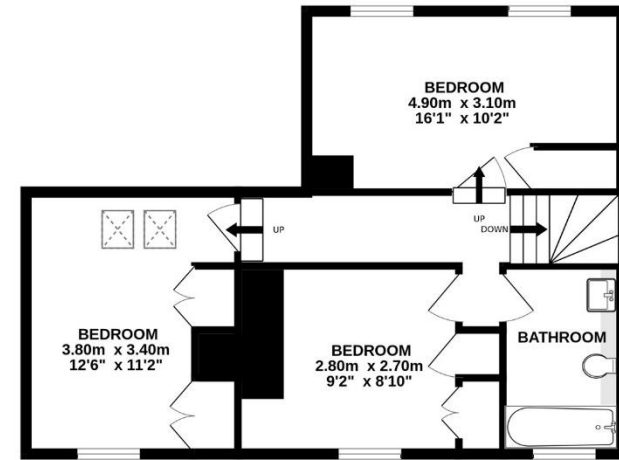
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GROUND FLOOR
91.8 sq.m. (988 sq.ft.) approx.



1ST FLOOR
52.4 sq.m. (564 sq.ft.) approx.



TOTAL FLOOR AREA : 144.2 sq.m. (1552 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

22 April 2024