



HUGUENOT COTTAGE, 2 MILL CLOSE, WINTERBOURNE GUNNER, SALISBURY SP4 6JR

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**BAXTERS**  
PROPERTY & LAND AGENTS





## **HUGUENOT COTTAGE, 2 MILL CLOSE, WINTERBOURNE GUNNER, SALISBURY SP4 6JR**

### **PRICE GUIDE: £595,000**

Built in 1965, Huguenot Cottage is a detached 4/5 bedroom family home forming part of a small close on the edge of Winterbourne Gunner with far reaching countryside views. The property is offered for sale in good order, is double glazed and centrally heated via a mains gas fired boiler (2017) to radiators; cavity wall insulation has also been installed.

Truly deceptive in appearance, the accommodation is light & airy and well proportioned with a welcoming reception hall, a large double aspect living room with log burning stove, a second reception room which would make an excellent dining room, snug or fifth bedroom, a generous kitchen/breakfast room which has been refitted, separate utility room, ground floor cloakroom and a useful lean to conservatory.





The first floor offers an impressive double aspect main bedroom with fitted wardrobe cupboards and an en suite shower room. There are three further bedrooms and a family bathroom with a full suite and including a walk in shower enclosure.

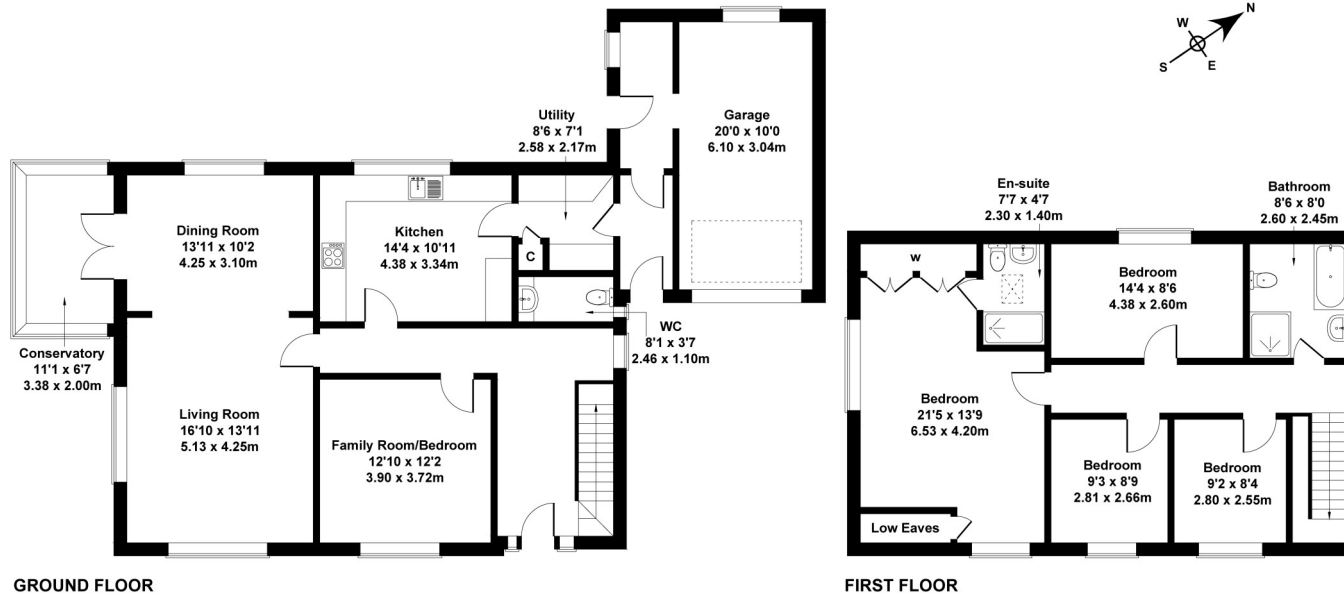
To the front of the property is a paved drive with off road parking and access to an attached garage. The main garden extends to two sides of the property with a southerly and westerly aspect, is laid predominately to lawn with a number of mature shrubs and flower beds. The garage is an excellent size with workshop space and is linked to the house by a covered walkway which gives access to both the drive and rear garden area.

**LOCATION:** The parish of Winterbourne is located on the north eastern side of Salisbury city and comprises Winterbourne Dauntsey, Winterbourne Earls, Winterbourne Gunner and the hamlet of Hurdcott. Local amenities include a thriving village shop/Post Office, the Winterbourne Arms and the Grade I listed church of St Marys the Virgin, which is of 14th Century origins. The nearby cathedral city of Salisbury offers a more comprehensive range of recreational amenities, shopping facilities including a market each Tuesday and Saturday and a wide range of schooling, both state and private including two grammar schools and a college of further education. Salisbury has a mainline railway station, also stopping at Grateley, serving London, Waterloo and the West Country. Access to the M3 and M25 is easily obtained via the A303 to the north east and to Southampton via the A36/M27 to the south.



## 2 Mill Close, Winterbourne Gunner SP4 6JR

Approximate Gross Internal Area  
2196 sq ft - 204 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E : £2,831.62 for year 2025/2026.

All mains services connected. Mains Drainage. Gas Central Heating. Fully double glazed.

**DIRECTIONS:** From the city of Salisbury proceed along the A30 and turn left at St Thomas's Bridge onto the A338. Proceed into and through Winterbourne Earls and Winterbourne Dauntsey. At the roundabout proceed straight across into Down Barn Road and take the third turning right into Mill Close and Huguenot Cottage is the second house on the left hand side.

**DECLARATION:** For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The 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. Ref: 10763.

