



## 16 Earls Manor Court, Winterbourne Earls, Salisbury, Wiltshire

A spacious, two-bedroom, mid-terrace cottage overlooking beautiful courtyard gardens.

**Entrance Hall**

**Downstairs  
Shower Room**

**Sitting Room**

**Dining Room**

**Kitchen**

**Two Double  
Bedrooms**

**Bathroom**

**Garage**

**Patio Garden**

**150 year Lease  
(from 1992)**

**No Ground Rent**

**55+ Age Covenant.**

## The Property

16 Earls Manor Court is an attractive mid terrace cottage with a patio garden and garage.

The entrance hall leads to the modern downstairs cloakroom /shower and WC which was refitted in 2023 and sitting room. The spacious sitting room features a fireplace and also leads through to the dining room which has double doors that open up into the light and airy conservatory. The conservatory has two sets of French doors opening through to the private patio garden.

The kitchen which was refitted in 2022 has a range of fitted units and a built-in electric oven and Induction hob with two rings. The kitchen benefits from an integrated dishwasher along with space for a freestanding washing machine and fridge freezer.

Upstairs there are two double bedrooms, both with built-in wardrobes and a main bathroom which has a bath with shower, WC and basin.

There is new electric storage heating and double glazing

throughout and a partially boarded loft accessed via a folding ladder, provides useful extra storage

A single garage, with light and power, is nearby.

**Guide Price: £350,000 (Leasehold)**

## Directions to Earls Manor Court

From Salisbury take the A30 (London Road) northeast out of the city towards Marlborough. Continue over the first roundabout and at the second roundabout continue on the A30 past Pearce Way on your left. At the next roundabout the road forks. Bear left and take the A338, cross over the railway line and on into Winterbourne Earls passing Hurdcott Lane, Tanners Close and Tanners Lane on your left. Earls Manor Court will be found on your left immediately after Tanners Lane.

**Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.**

**For viewings please call the Estate Manager on 01980 610883 / 07384 112899 (Mon-Fri 9am-5pm)**



Sitting Room



Dining Room



Kitchen



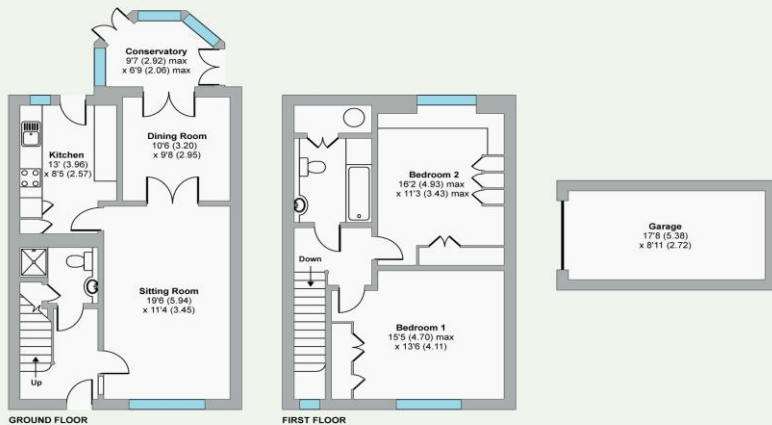
Bedroom 1



Bedroom 2



Bathroom



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Rear with garden

**Approximate Gross Internals: 109.9 m<sup>2</sup> / 1184ft<sup>2</sup> Service Charge: £7992 pa Energy Performance Rating: D Council Tax Band: G**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

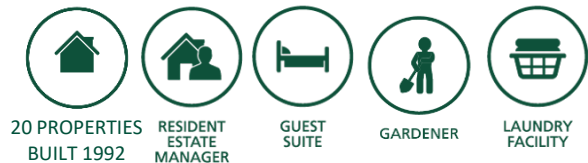
## Earls Manor Court

Set in the Bourne Valley, and beautifully built in a traditional chequerboard of flint and stone in the former farmyard of a 17th-Century manor house, Earls Manor Court reflects its local heritage in the most charming way. The entrance is through a garage forecourt and a fine archway leading into a central garden courtyard. Cottages and apartments surround the delightful garden courtyard, which is mostly laid to lawn with attractive borders, and each has their own terrace or balcony.

Earls Manor Court is only a few minutes drive from a well-stocked local shop with post office services. The village hall offers many activities and there are delightful walks along the river Bourne. Winterbourne Earls is close to Winterbourne Dauntsey and Winterbourne Gunner, collectively known as 'The Winterbournes'. The city of Salisbury with its cathedral, excellent shops and many cultural facilities is only a few miles away, and the beauty of the New Forest National Park is only slightly further afield. If you are keen for a little sea air, both the seaside towns of Poole and Bournemouth are less than an hour's drive.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

## Services and Amenities at a Glance



The gardens at Earls Manor Court



Salisbury



Salisbury Cathedral



River Bourne

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