

316 The Green
Haxton, ^{NR} Netheravon





A delightful, semi-detached, period cottage, presented in very good order, with a large garden

316 The Green

Haxton, Netheravon, SP4 9PY

Guide Price:

£297,500



- Beautifully presented
- Surprisingly large garden
- Log-burning stove
- Attached outbuilding for stores
- Stone-flagged terrace
- Easy access to Salisbury Plain
- Opportunity for Buy-to-Let investor
- Substantial principle bedroom
- Extension potential
- Street parking

The Property

Standing in the Wiltshire village of Fittleton-cum-Haxton, it was built in the 1850s for farm workers on the Netheravon Estate, which was purchased in its entirety by the War Department in 1898 for the formation of the Salisbury Plain Training Area. 316 Haxton was sold back into private hands by the Army in the 1980s.

The cottage has been well maintained by the current owner for the past 18 years, during which time it has been re-roofed, the garden re-modelled and alterations have been made to the interiors.

Despite its provenance and charm, the property is not listed and has extension potential (subject to planning).

Inside, the ground floor is principally one generous open-plan living room and kitchen, with a fantastic timber-linteled fireplace with a Clearview woodburning stove mounted on a raised brick hearth. An alcove houses coat hooks and space for washing machine.

A broad set of stairs leads up to the first-floor landing, at the end of which is the main bedroom, with dual aspect windows and cupboards either side of a lovely brick chimney breast. Adjoining is a shower room, completely renewed in 2021 with a stylish open-ended glass screen. Opposite the shower room is a good-sized-airing cupboard, and at the staircase end of the landing is the smaller second bedroom, used by the current owner as a home office/study.

Foldable steps lead through a loft hatch into a large, boarded roof space running the full length of the house, providing ample space for storage.

Services - Mains electricity, mains water and mains drainage, oil fired central heating. Ofcom suggests that Superfast broadband is available and all major mobile networks offer good service

Tenure

Freehold

EPC Rating

E (53)

Outgoings

Council Tax Band: C

Size

695 sq ft





Outside

A well-stocked border and strip of grass runs parallel with the front path, but it is the rear garden that steals the show. The large lawn is framed by a mixture of clipped beech hedging, paving, shrubs and a super seating and firepit area, retained by railway sleepers and with steps leading down to the French windows of the house.

For home-growing, there is a greenhouse, three espalier fruit trees (cherry, pear and apple) and one immaculately pruned Bramley apple tree, which we are told by the owner produces an abundant annual crop. There is a useful insulated lean-to shed attached to the gable end of the cottage, housing the boiler and hot water tank with plenty of further space for a lawnmower and gardening equipment.

Parking is on the street to the front of the house.

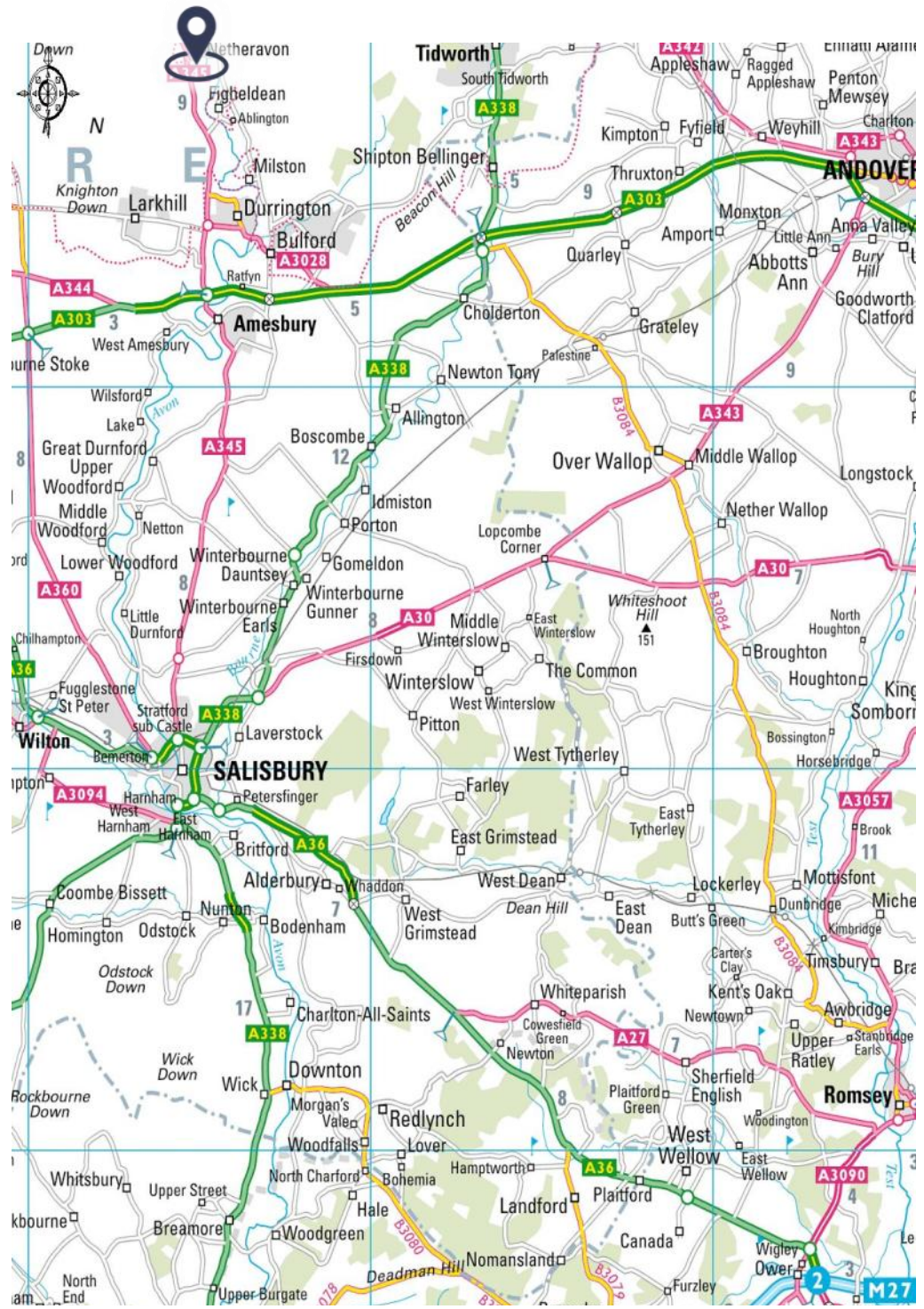
The south/south-westerly rear aspect provides an excellent opportunity for solar panel installation to the roof.

Location

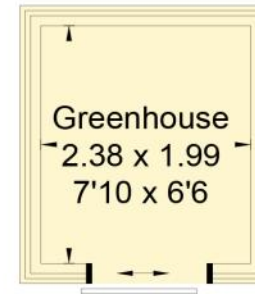
Fittleton-cum-Haxton is a pretty hamlet-most of it a Conservation Area. It has its own church, two large manor houses and is surrounded by the glorious open countryside of Salisbury Plain. The village of Netheravon directly adjoins to the south, with its village store and post office, pub, social club, community hall and primary school. The A303 is at Amesbury, approximately 4 miles to the south.

Salisbury (15 miles), boasts a well-regarded Playhouse and twice-weekly charter market, with the iconic Cathedral Close sat in the heart of the city and a plethora of restaurants, shopping, and leisure facilities. The city has excellent road links to London, Southampton and Bournemouth, and provides direct trains to Waterloo.



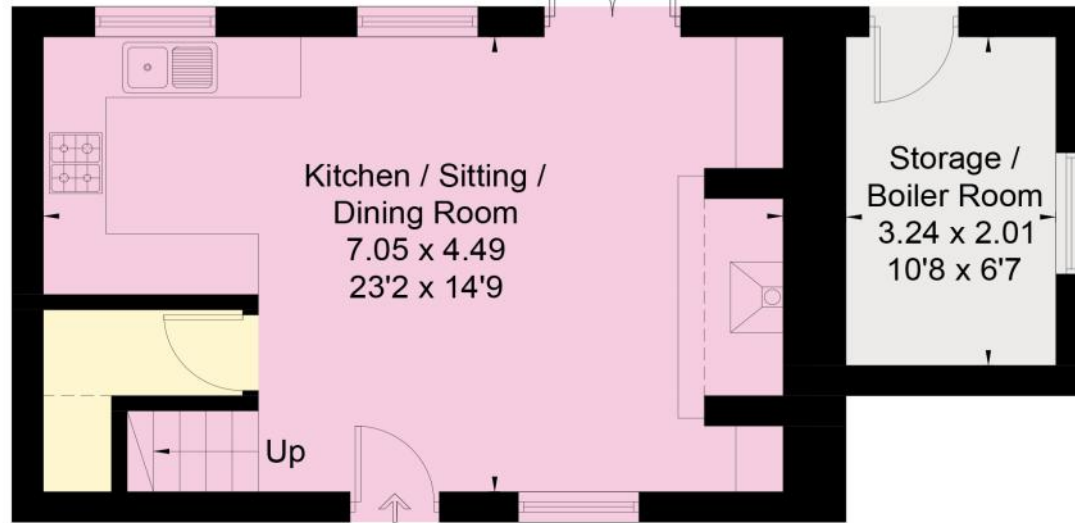


Approximate Floor Area = 64.6 sq m / 695 sq ft
Outbuildings = 11.3 sq m / 122 sq ft
Total = 75.9 sq m / 817 sq ft



(Not Shown In Actual
Location / Orientation)

= Reduced head height below 1.5m



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108543

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