

MAGNOLIA COTTAGE

Lower Woodford, Wiltshire



BEAUTIFUL, EXTENDED PERIOD COTTAGE IN A CHARMING VILLAGE CLOSE TO THE CATHEDRAL CITY OF SALISBURY.

Summary of accommodation

Four bedrooms | Three bathrooms | Four reception rooms

Annexe with two bedrooms, living room with kitchenette, bathroom and games room

In all about 0.76 acres

Distances: Salisbury 4 miles (London Waterloo from 80 minutes), Amesbury 5.8 miles, Winchester 26 miles
(All distances and times are approximate)

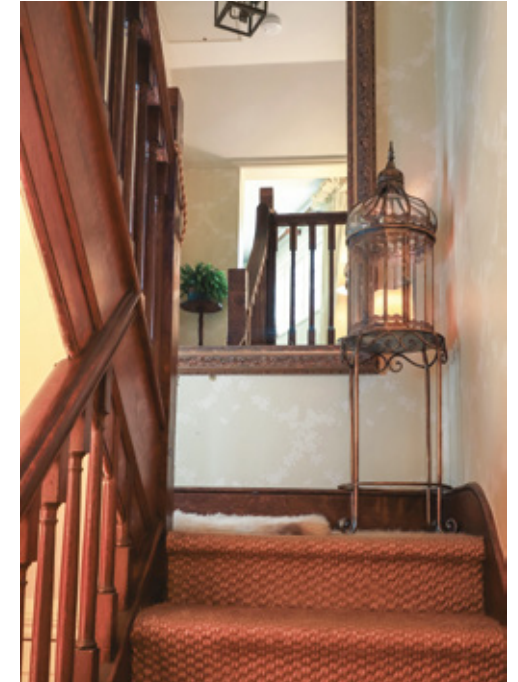
THE PROPERTY

Magnolia Cottage, dating back to 17th century with Georgian additions in the 19th century, is an exceptional detached country home offering an impressive blend of period charm, generous accommodation and beautifully maintained grounds. Extending to approximately 6,100 sq ft including a substantial annexe, the property provides versatile living space ideally suited to modern family life, multi-generational living or those seeking space to work and entertain from home. Existing historic features have been enhanced and restored to maintain some of the cottage's character and provenance. The current owners have sympathetically refurbished and extended the property to create this fine family house in this highly sought-after location.

The principal house is arranged around a series of elegant reception rooms, including a magnificent drawing room, formal dining room and spacious study, all retaining a wonderful sense of character and proportion. At the heart of the home lies the impressive kitchen/breakfast room, providing an ideal space for everyday family living and entertaining alike. A utility room and boot room offer practical support to the main living accommodation.

The first floor comprises four well-proportioned bedrooms, including a superb principal suite with dressing room, together with family bathroom facilities. The detached annexe offers excellent independent accommodation, incorporating a living room, games room, utility room and two bedrooms, making it ideal for guests, extended family or ancillary use.

Outside, the property is approached through mature grounds of outstanding beauty. Mainly laid to lawn there are mature specimen trees and a charming York stone terrace with topiary box hedging providing the perfect place for al fresco dining and summer entertaining.



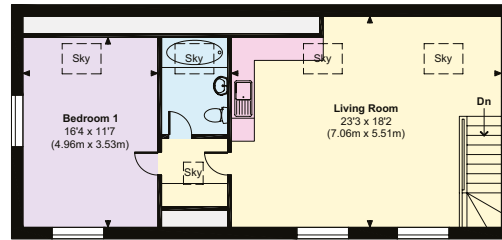




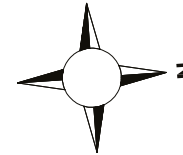




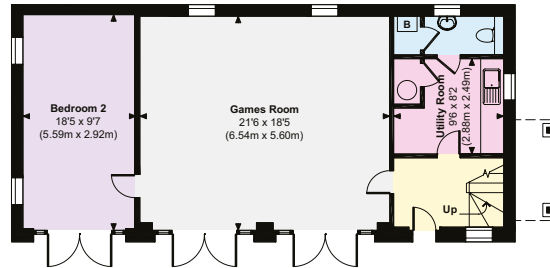
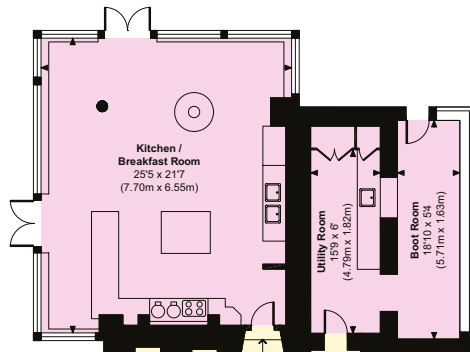
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



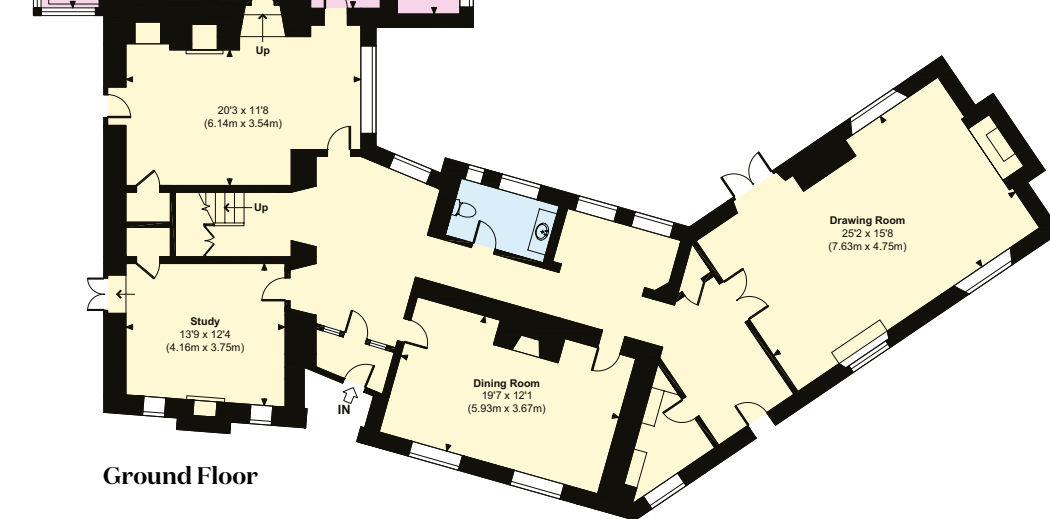
Annexe First Floor



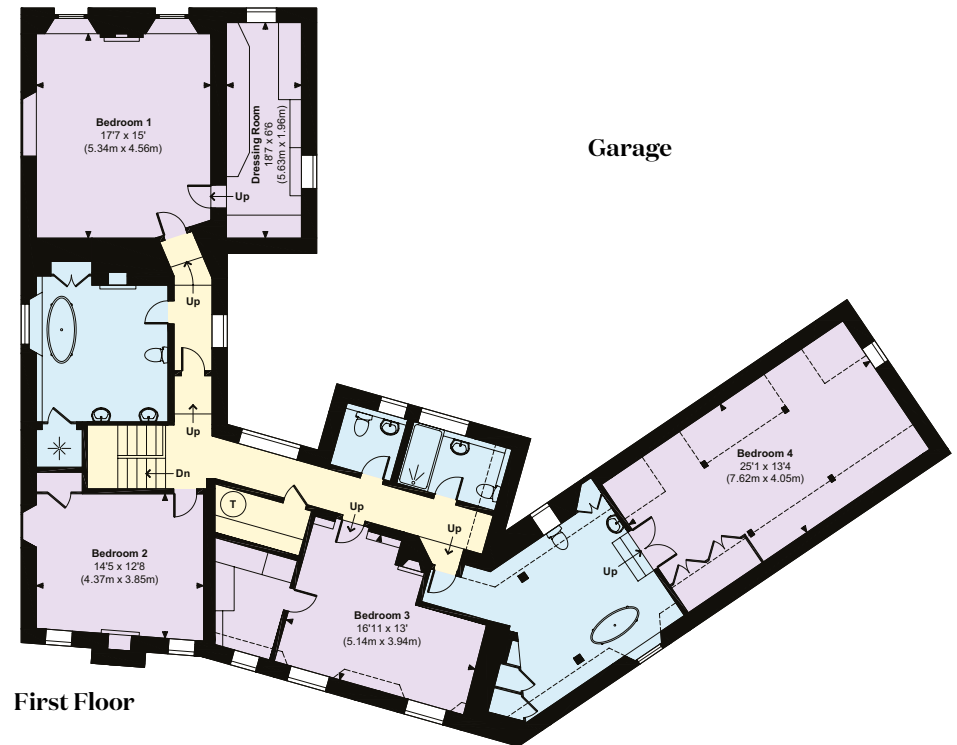
Indicates restricted room height less than 1.5m.



Annexe Ground Floor



Ground Floor



First Floor

Approximate Gross Internal Area
 Main House = 4608 Sq Ft / 428.10 Sq M
 Annexe = 1500 Sq Ft / 139.38 Sq M
 Total = 6,108 Sq Ft / 567.48 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

THE AREA

Magnolia Cottage is set in the picturesque Woodford Valley with its attractive villages, rolling rural landscapes and the River Avon, whilst also conveniently connected to nearby towns and amenities. The nearby historic Cathedral city of Salisbury, four miles to the south, provides a diverse range of shopping, cultural and recreational facilities, some of which can be found at Amesbury (5.8 miles) to the north. The village has a pub and a church. Transport links are excellent with the A303 lying approximately six miles to the north providing easy access to London via the M3 or to the West Country. Rail services from Salisbury offer frequent trains to London Waterloo taking from approximately 80 minutes.

There are a wide range of highly regarded schools within the area including Chafyn Grove School, Godolphin School, South Wilts Grammar School, Bishop Wordsworth's School, Farleigh School, Dauntsey's School and Sandroyd, to name a few. The surrounding area provides an excellent range of recreational activities including fishing on the River Avon, golf and walking with an extensive network of footpaths throughout the surrounding countryside.

PROPERTY INFORMATION

Services: Mains water and electricity. Private drainage.

Location

What3words: ///hockey.collected.drizzly

Post Code: SP4 6NQ

EPC: E

Local Authority: Wiltshire Council

Council Tax band: G

Tenure: Freehold





I would be delighted
to tell you more.

George Clarendon

01962 677234

george.clarendon@knightfrank.com

Knight Frank Winchester

14 Jewry Street

Winchester, SO23 8RZ

knightfrank.co.uk

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