



**SPRINGFIELD COTTAGE, CHURCH ROAD, FARLEY, SALISBURY SP5 1AH**

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**BAXTERS**  
PROPERTY & LAND AGENTS



## **SPRINGFIELD COTTAGE, CHURCH ROAD, FARLEY, SALISBURY SP5 1AH**

### **PRICE GUIDE: £595,000**

Located within the highly desirable Wiltshire village of Farley is Springfield Cottage, a lovely detached 'eye catching' Grade II Listed period cottage of excellent proportions with a wealth of glorious features. With obvious kerb appeal and a wonderful garden, Springfield Cottage is a 'must View' for any discerning buyer in search of a characterful home.

Whilst the cottage has been owned by the same family since 1912, the current family members have been in residence since the 1960's. The original cottage is believed to be mid c.17th century and of timber frame construction with a later full two storey extension built during the 1980s.



There is no doubt that a new owner demonstrating a high degree of sensitivity to the period and charm of this glorious cottage could further enhance its appeal.

The accommodation currently comprises of an entrance porch, living room with fireplace (not in use), dining room, snug/family room, large kitchen, cloakroom, three double bedrooms, family bathroom, and separate shower room. Heating is provided via Dimplex electric Quantum electric radiators operating on Economy 10.

Springfield Cottage enjoys a lovely setting on the very edge of the village with a mature garden surrounding the property on all sides. The gardens are predominately laid to lawn with numerous mature shrubs, trees, hedgerows, and a sunny patio/terrace. A gravelled drive leads in from Church Road offering excellent parking and access to a substantial detached garage/workshop with three pairs of timber double doors, power and light.

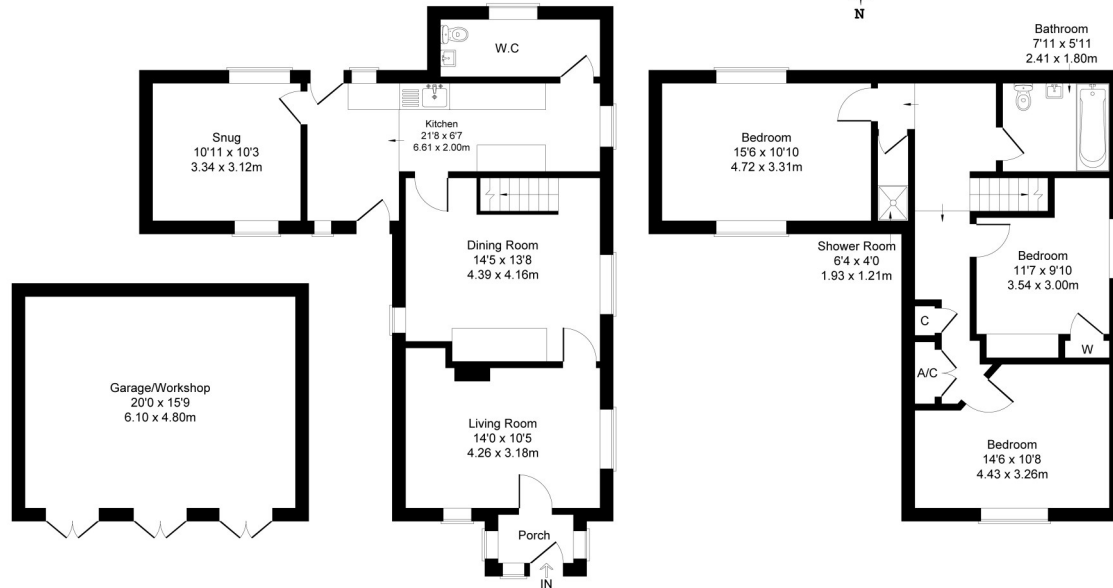
**LOCATION:** Farley is a popular and highly desirable village which benefits from a public house, a renowned nursery school, village hall, and church. Further local facilities include Post Offices, general stores, primary schools and pre-schools all available within the neighbouring villages of Pitton, Winterslow and Alderbury. It lies to the east of the cathedral city of Salisbury which has an excellent range of businesses, entertainment and cultural facilities, a wide range of shops and supermarkets as well as a twice weekly market and numerous private schools and two outstanding grammar schools. Transport links are excellent with easy access to the A36 and A30. The mainline station at Salisbury has direct services to London Waterloo, Southampton. Nearby Grateley station is also popular for direct trains to London Waterloo. The village borders the 665 hectares of Bentley Wood, perfect for walks, riding and cycling.

**DIRECTIONS:** From Salisbury proceed in a north easterly direction along the A30. Continue for approximately 2 miles turning right on the crest of the hill signposted Pitton. Proceed through the village of Pitton towards Farley. Upon entering Farley turn left at the junction into Church Road, and Springfield Cottage can be found immediately on the on the right hand side.



Springfield Cottage Church Road Farley SP5 1AH

Approximate Gross Internal Area 1390 sq ft - 129 sq m  
Garage Area 315 sq ft - 29 sq m



Outbuilding

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band F: £3,538.80 for year 2026/2027. Electricity. Private Drainage.

**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: 10829