



SUNNYSIDE, HIGH STREET, NETHERAVON, SALISBURY SP4 9QP

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



SUNNYSIDE, HIGH STREET, NETHERAVON SP4 9QP

PRICE GUIDE: £475,000

Here we have Sunnyside, a characterful double fronted 19th century semi detached period cottage located close to the village centre with private parking and a mature garden.

The cottage has undergone an extensive programme of modernisation and improvement by the current owners who have been sympathetic in their approach to works undertaken resulting in a lovely family home. The internal living space amounts to about 1300sqft and comprises of a welcoming reception hall, a generous sitting room with open fireplace and villager log burning stove, separate dining room with a decorative cast iron and tiled open fireplace and a well equipped c.18' galley kitchen with a large walk in larder/pantry, and utility room. Off the first floor landing are three good size double bedrooms, a large single bedroom and a large remodelled family bathroom. There is also a second first floor cloakroom.

You can see that the cottage is offered for sale in lovely order, is light and airy and fully double glazed. Central heating is provided via an electric combination boiler to radiators.

To the front of the cottage is a large mature lawned garden with established flower beds, shrubs, seating areas and a large sunny terrace. The rear garden is partly walled and laid to lawn with two outside brick built stores and gated access to a private parking and turning area.

LOCATION: Netheravon lies approximately 3.5 miles to the north of the market town of Amesbury. The rural village has two Public Houses and All Saints Church. Amesbury has a variety of shops and a leisure centre (both in the town and in nearby Durrington) and a number of popular infant, junior and secondary schools. The cathedral city of Salisbury, some 10 miles to the south, has an excellent range of shops, sports and social amenities plus schools in the private and state sector. Furthermore the city has a mainline rail station serving London's Waterloo and the West Country. The A303, between Netheravon and Amesbury has easy links via the M3 to Basingstoke, Reading and London, as well as being on the main route to Devon and Cornwall.

DIRECTIONS: From Salisbury proceed in a northerly direction along the A345 (Castle Road) and follow the road into the market town of Amesbury. Proceed through Amesbury to the Countess Roundabout and continue straight across, still following the A345 signposted Marlborough/Pewsey. Follow the road to the next roundabout and proceed straight across passing Durrington which will be on your right. Continue to follow the road for approximately 4 miles. Continue into in the village of Netheravon and follow the road into the High Street where the property can be found on the left hand side clearly identified by the Baxters For Sale sign.



Sunnyside High street Netheravon Salisbury

House - Approximate Gross Internal Area = 1289 sq ft - 120 sq m
Outbuilding Area = 79 sq ft - 7 sq m

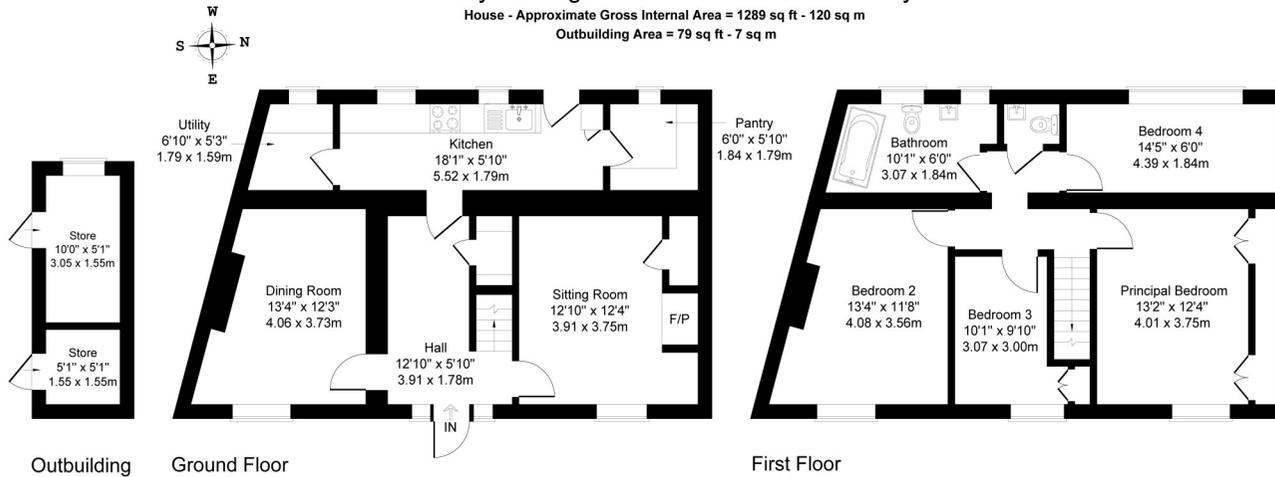


Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D : £2,448.06 for year 2026/2027. Mains Water and Electric Connected. Mains Drainage. Electric Central Heating . Fully double glazed.

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: 10826.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G	19	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			