



Postmans Cottage, Shaftesbury Road, Compton Chamberlayne, Wiltshire, SP3  
5DJ

By Auction £170,000 Freehold

## About The Property

Being sold by auction on 23rd July 2026 in conjunction with Clive Emson Auctioneers, a charming end of terrace stone cottage of character, believed to date from circa 1850, together with ample parking, garage and a large rear garden. The accommodation consists of a large sitting room with open fireplace, dining room, kitchen, cloakroom, three bedrooms and bathroom. There are night storage and panel heaters as well as double glazed upvc windows. There is space for further garaging and potential to open the garden up further. The property is approached over a gravel driveway with parking for a number of vehicles leading to a detached concrete sectional garage. Rear pedestrian access to the rear garden which has a paved and concrete patio with steps up to the large rear garden which is full of shrubs and trees. There is a pedestrian right of way for the neighbour at the rear.

Mains water and electricity are connected to the property. Septic tank drainage (shared between three cottages).

Situated in a semi rural location within a mile of the Budgens/Tinkerbell service station, 3 miles from Wilton and 5 miles from Salisbury with mainline station to Waterloo. This is a great opportunity for a buyer to modernise and alter to create a fabulous family home.

Auction Guide Price – £170,000 - £190,000 Plus fees

The property is to be offered online by Clive Emson Auctioneers on 23rd July 2026

To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website [cliveemson.co.uk](http://cliveemson.co.uk)



- Auction Sale by 23/07/2026
- Stone Cottage
- Large Garden
- Needing Modernisation
- Three Bedrooms
- Garage
- Parking
- Great Potential





## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2158.72 (2026/2027)

Tenure: Freehold

Services: Mains electricity and water. Septic tank drainage (shared between three cottages).

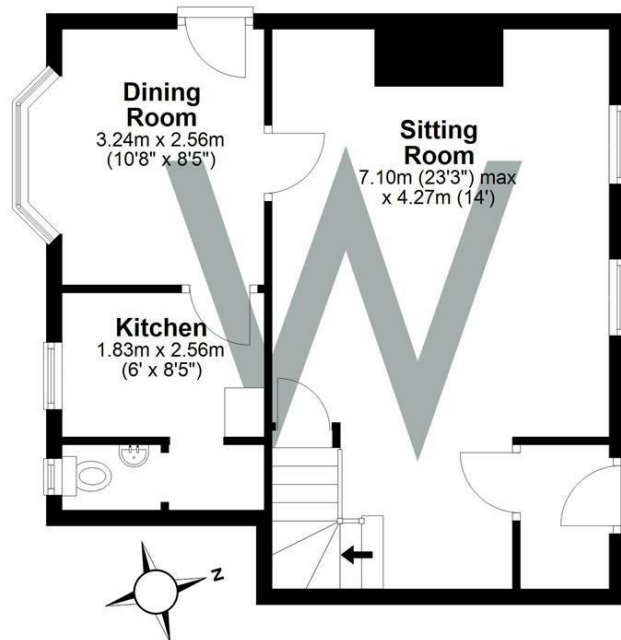
Heating: Electric heating.

Directions: From Salisbury proceed through Wilton and take the A30 Shaftesbury Road. Proceed past the BP petrol station and after another mile the property will be seen on the left hand side.

What3words: ///grasps.gripes.costly

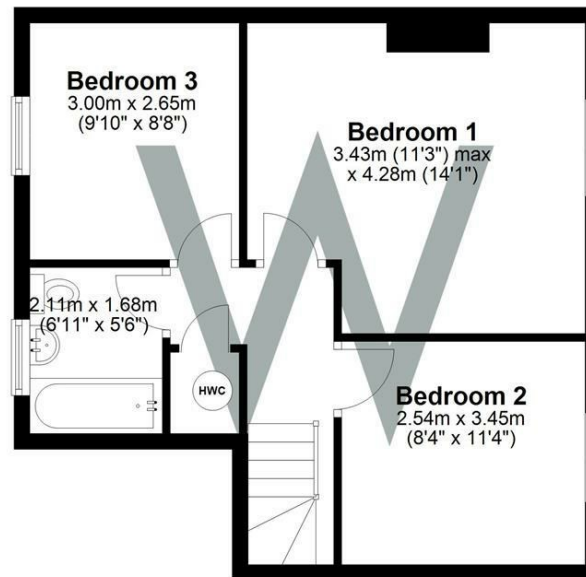
### Ground Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



### First Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	