APPLEWOOD COTTAGE, WITT ROAD, WINTERSLOW, SALISBURY SP5 1PL

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BAXTERS
PROPERTY & LAND AGENTS

APPLEWOOD COTTAGE, WITT ROAD, WINTERSLOW, SALISBURY SP5 1PL
PRICE GUIDE: £485,000

Here we have Applewood Cottage, a lovely detached period cottage located on the very edge of the hugely popular Wiltshire village of Winterslow. The cottage is within a short level walk of Bentley Wood; an ancient woodland of about 1,700-1,800 acres and a Site of Special Scientific Interest renowned for butterflies and moths, extensive walking trails, and wildlife.

The original cottage is believed to date from around the mid 1600's and is of cob construction under a thatched roof. The modern two storey (traditional) rear extension was added in 2017/2018 as part of a full renovation programme. Offered for sale in excellent order, the accommodation is light and airy with full double glazing and LPG central heating, underfloor heating on the ground floor and radiators upstairs.

The ground floor living space is entirely open plan with three defined areas: sitting room, dining room with exposed brick fireplace with inset LPG gas stove and a stylish contemporary kitchen. In addition, there is a generous entrance lobby with cloakroom and a good size utility room off the kitchen. The first floor offers three bedrooms and a family bathroom off a spacious landing.

Applewood Cottage is located towards the end of the lane with open countryside views. There is a private drive with off road parking for at least three vehicles. The garden, which is accessed from the kitchen, is of a good size, laid primarily to lawn and south west facing. There is a large patio/terrace area off the kitchen and an impressive outbuilding/garden office with power and light.

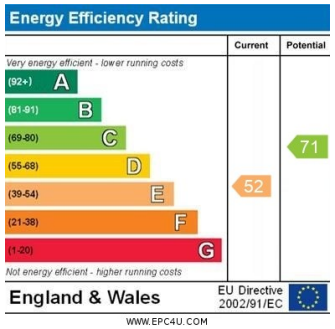
LOCATION: Winterslow, a sought after location to the north east of Salisbury, offers a range of facilities including a thriving village stores/post office, a popular country inn, a highly regarded primary school and pre-school group. Other amenities include a doctor's surgery, modern village hall and two recreation grounds and there are many walks in the surrounding Wiltshire countryside. The cathedral city of Salisbury offers a more comprehensive range of recreational amenities, shopping facilities including a market each Tuesday and Saturday and a wide range of schooling, both state and private including two grammar schools and a college of further education. Salisbury has a mainline railway station, also stopping at Grateley, serving London, Waterloo and the West Country. Although a rural environment, access to the M3 and M25 is easily obtained via the A303 to the north east and to Southampton via the A36/M27 to the south.

DIRECTIONS: From the city of Salisbury proceed in a north easterly direction along the A30 London Road as though towards Andover. Continue to follow the road for approximately three miles and turn right to Firsdown (immediately before Salt Deli). Proceed through Firsdown towards the Winterslows. Proceed through the village passing the village hall and Weston Lane on the right hand side. Proceed through the left hand bend (The Common) and take the next turning on the right into Witt Road. Proceed towards the end of the road and Applewood Cottage can be found on the right hand side.

Witt Road Winterslow Salisbury SP5

Approximate Gross Internal Area
1053 sq ft - 98 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 E : £2,882.05 for year 2025/2026. All mains services connected. Mains Drainage. LPG 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: 10819.