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WHITES

Rosemary Cottage, 32 Butterfield Close, Netherhampton, Salisbury, Wiltshire, SP2 8PU

£1,000 PCM

About The Property

This one-bedroom, single-storey terraced house is part of a prestigious development featuring 17 high-quality properties. Originally built in 1835 by the Pembroke Estate as a working farm, this property has undergone a remarkable transformation into an impressive modern development.

Located in Netherhampton, a quiet and charming community just 3.5 miles west of Salisbury, the area boasts a village church and a nursery school. The nearby town of Wilton offers a variety of amenities, including a small supermarket, bakery, doctor's and dentist's offices, cafes, pubs, a hotel with a restaurant, and a weekly market.

The accommodation is finished to a high standard, featuring a large double bedroom, a bright and airy kitchen/living/dining room with bi-fold doors leading to the garden, a shower room, a utility room, and a spacious hall with built-in cupboards. The property benefits from sustainable heating provided by the latest generation of air source heat pumps.

Outside, there is a garden area accessible from the kitchen via the bi-fold doors, complete with a patio and low-maintenance artificial grass. Parking is available in a communal car barn located opposite the house. The property has new carpets and/or wood-effect flooring but is otherwise unfurnished. Curtain poles or blinds can be provided, with tenants required to supply their own curtains.

The minimum rental period is one year, with the potential for a long-term tenancy.



796.00 sq ft

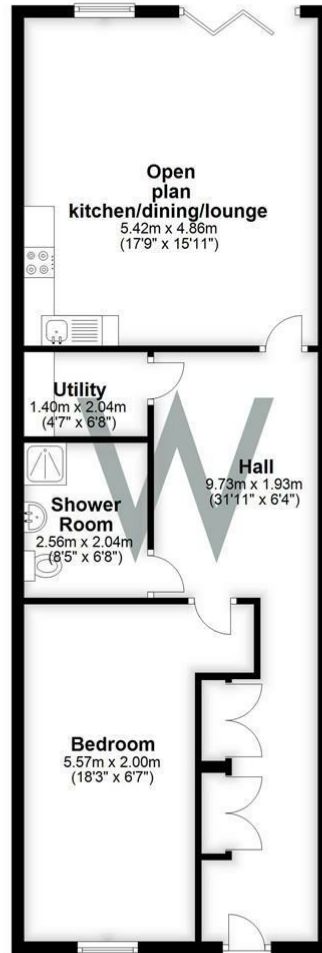
- Hand cut natural stone construction
- Air source heating
- Modern development
- High specification finish
- One large double bedroom
- Large shower room
- Open plan kitchen/lounge/diner
- Covered allocated parking
- Long term tenancy
- Village location





Ground Floor

Approx. 74.0 sq. metres (796.8 sq. feet)



Total area: approx. 74.0 sq. metres (796.8 sq. feet)

Further Information

Let available date: 27th January 2023
NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: House - Terraced

Furnish type: Unfurnished

Deposit: £1,153

Local authority: Wiltshire

Council Tax: Band New Build

EPC: B(86)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	