



PROSPECT COTTAGE

WEST STREET, BARFORD ST. MARTIN, WILTSHIRE, SP3 4AS

Boatwrights
Estate Agents





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West Street, Barford St. Martin,
Wiltshire, SP3 4AS

Summary Of Accommodation

- Substantial Period Property with over 2,600 Sq. Ft. Of Flexible Accommodation
- Well Appointed Kitchen/Breakfast Room
- Stunning Triple Aspect Sitting Room with Wood Burning Stove
- Additional Reception Room
- Separate Utility & Downstairs WC
- Four Double Bedrooms & Three Bathrooms
- Double Garage & Ample Off-Road Parking
- Attractive Gardens & Summer House
- EPC: E

The Property

A substantial detached, period family style home, providing over 2,600 sq ft of accommodation which has been significantly extended and enhanced over the years, creating a fantastic, modern style of living, whilst maintaining a charming, homely feel throughout.

The ground floor includes an entrance hall, kitchen/ breakfast room, separate utility room, amazing triple aspect sitting room with wood burning stove and access into the garden, further reception room which could serve a number of different uses, downstairs WC and an integral double garage with power and lighting.

To the first floor there are four double bedrooms, two with ensuite facilities and built in storage, and a further family bathroom..

Externally there is ample driveway parking, and mature gardens to the rear with a summer house located at the top of the garden.





Location

Barford St.Martin is a small, picturesque village located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. The river Nadder runs through the village and Barford is known as one of the Nadder valley villages.

The village benefits from fantastic walks through Grovely Woods and water meadows. In addition, there is a popular public house, a pre-school, church, Budgens convenience store and petrol station.

The property is situated a short drive away from Wilton, a former capital of Wessex and stately home to the Earl of Pembroke, which has a good general range of shops and social outlets. The cathedral city of Salisbury is 6 miles away and has an excellent shopping centre, market and recreational facilities that include a theatre, cinema, arts centre and leisure centre. Salisbury also has a mainline railway station with London Waterloo being approximately 85 minutes travel time away.

Outside

The property is located in the heart of the village on West Street, where you enter a gravelled driveway, providing parking for several vehicles as well as access to the double garage with two up and over doors, power and lighting. The front garden is mainly laid to lawn and there is side access leading to the rear.

The rear garden can also be accessed via the double doors in the sitting room where you step out onto a patio, providing space for the garden furniture.

A small set of shallow steps then lead up to the rest of the garden which is mainly laid to lawn, with mature planting throughout. At the top is a summer house, with terrace, providing a wonderful space to sit out throughout the different seasons.

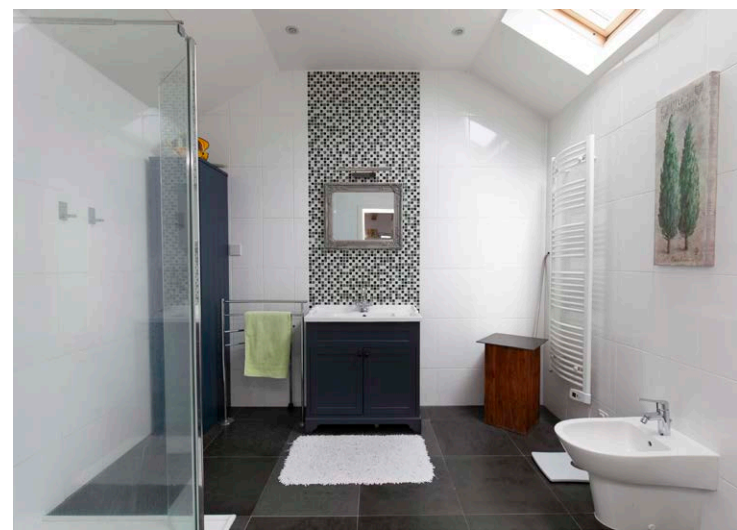
Tenure: Freehold

Services: The property is connected to mains electricity, water and drainage. Heating is electric along with a wood burning stove in the sitting room.

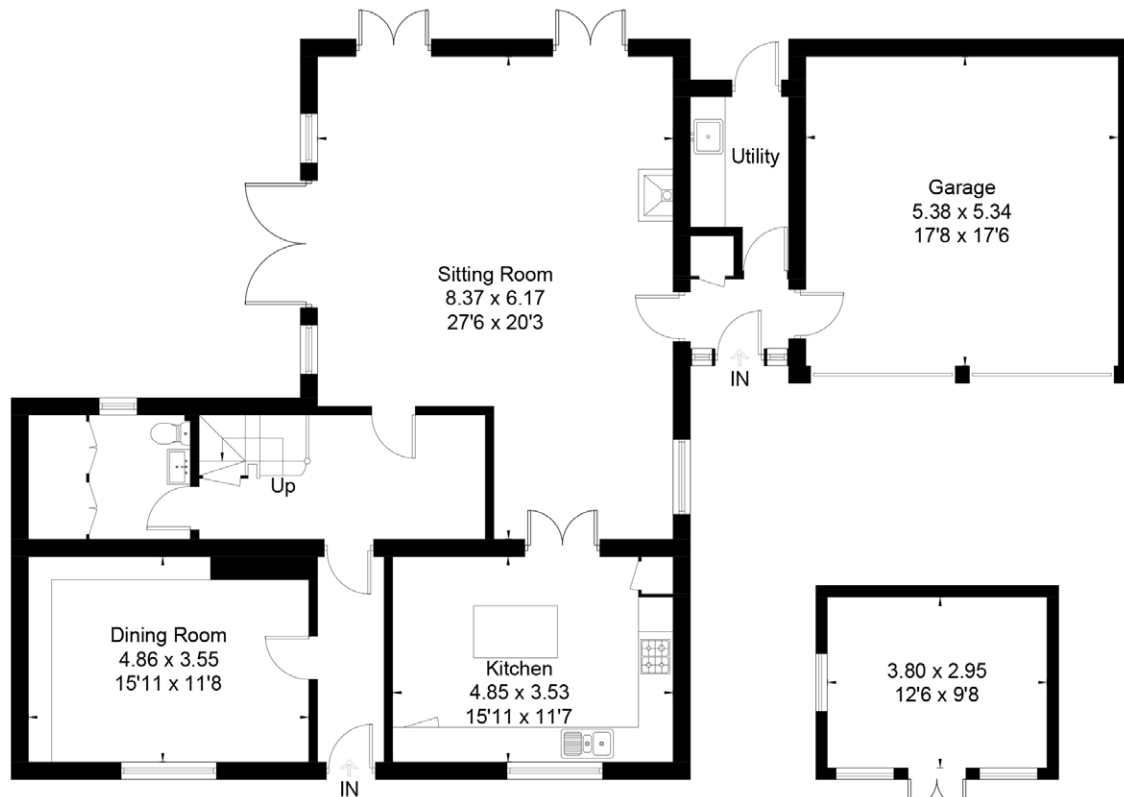
Local Authority: Wiltshire Council, Band G.

Viewing: Strictly by appointment, only with Boatwrights.

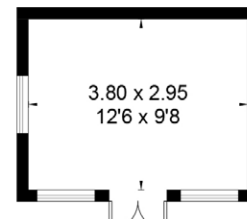
01747 859 359. www.boatwrights.co.uk



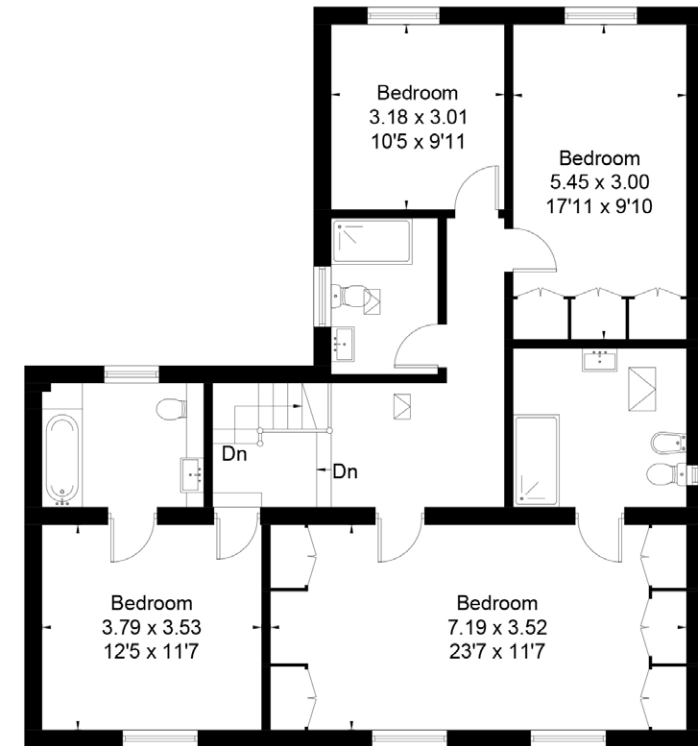
Approximate Floor Area = 249.7 sq m / 2688 sq ft (Including Garage)
Outbuilding = 11.2 sq m / 120 sq ft
Total = 260.9 sq m / 2808 sq ft



Ground Floor



(Not Shown In Actual
Location / Orientation)



First Floor



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Important Notice

These 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. All measurements and the proportions of the floor plans provided are approximate. May 2026