



Dairyman's Cottage

Witherington Farm, Downton, Salisbury, Wiltshire SP5 3QX

2 Bedroom Terrace Cottage

A charming cottage with character features throughout benefitting from a large, garden and private parking, located in a rural setting with delightful views of open countryside.

£1250 per calendar month | Available Now

t. 01747 356099

w. [fowlerfortescue.co.uk](https://www.fowlerfortescue.co.uk)



Fowler Fortescue
RURAL ASSET MANAGEMENT



Dairyman's Cottage
Witherington Farm
Downton
Salisbury
Wiltshire
SP5 3QX

Description & Location

A rural farm cottage which forms part of Witherington Farm, close to Alderbury which is a popular and thriving village situated approx. 3 miles south east of the Cathedral City of Salisbury. Local village facilities include a village Hall, a primary school, convenience store, post office, public house and tennis and football clubs.

Salisbury is within easy reach with an excellent selection of high street shops, leisure and cultural and education facilities. Good schools are numerous. Salisbury's mainline station has direct trains to London Waterloo (approx. 86 minutes) and nearby A36 links into the M27 and the M3 providing easy access to the ports, Southampton Airport and London.

Accommodation

ENTRANCE HALL with stairs up to first floor and doors leading to:

LIVING ROOM

with large inglenook fireplace with log burning stove and exposed beams and brickwork

DINING ROOM

with exposed beams and feature fireplace

KITCHEN

with fitted units, integrated electric oven, hob and extractor fan, larder cupboard and space for washing machine and dishwasher

BATHROOM

With shower cubicle, WC and wash hand basin

The first floor comprises:

PRINCIPLE BEDROOM

with exposed original beam and ample room for bedroom furniture and small seating area.

BEDROOM TWO

a double room with single aspect

Outside

There is a good sized garden to the rear mainly laid to lawn. Parking for two cars is available outside the property.

EPC

The cottage has an EPC rating 'D56'.

Availability

The property is available from March 2026.

t. 01747 356099 | e. enquiries@fowlerfortescue.co.uk

fowlerfortescue.co.uk

The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH

Services and Utilities

The property is heated via biomass heating and is recharged by the landlord. Water and electricity are sub-metered (recharged by the landlord). Drainage is via septic tank drainage.

Ofcom indicates there is Ultrafast fibre broadband (up to 1800Mbps) available to the property. Mobile phone signal is available from all main providers. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Fees, Charges & Terms

The rent is £1,250pcm payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £285 is payable to secure the property (see further details and conditions in our fee summary) and £1,440 is payable as a security deposit.

Council Tax Band C – Wiltshire Council.

Restrictions

Pets by negotiation.

Photos



Living Room



Main Bedroom

Viewings

Strictly by appointment only through Fowler Fortescue 01747 356099.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.



RICS

