

1 Church Cottages, Steeple Langford, Salisbury, Wiltshire, SP3 4NG

£400,000 Freehold

About The Property

Set adjacent to the Church in the popular village of Steeple Langford, this period semi-detached stone cottage is a charming character home which has been sympathetically updated by the current owners and now offers well proportioned accommodation over two floors. It is offered to the market with no onward chain.

The accommodation has been altered and improved over recent years and the house now has modern, open plan living space with PVCu double glazing throughout and electric heating.

On the ground floor, there is a sitting room with a woodburner and a window overlooking the garden. The entrance hallway opens through to a superb kitchen/dining room which has a range of cupboards with both Quartz and timber work surfaces fitted around a central breakfast island which offers seating and has both an integrated fridge and freezer under. Further integrated appliances include an attractive Range style electric oven and extractor over and a dishwasher, with space for a fridge/freezer. There is a Belfast sink under a window overlooking the churchyard, space for a table and chairs and a fireplace with a timber surround and mantel and an inset wood burner.

Leading from the kitchen/dining room is a utility/boot room with a door to the front garden and to a shower room with a WC. There is also a study with a door leading in to the rear garden.

On the first floor, there is a large landing area with a fitted wardrobe. The main bedroom has a double aspect overlooking both the front garden and churchyard and two further bedrooms, one of which has an overstair wardrobe. The family bathroom has an attractive white three piece suite which includes a claw foot bath with a rainfall shower over and part tiled walls.

There are two areas of garden, with the main garden lying to the front of the house. It is mainly lawned, enclosed by timber fencing and with a tap and light. To the rear is a smaller garden which has an westerly aspect, enclosed by brick wall and fencing, both gardens having access gates on to the road.

Within the local area there is superfast broadband, a public house and a private nursery school together with excellent nearby walks including through the Langford Lakes. The village offers easy access to the A36 and the nearby town of Wilton lies seven miles away.

3 2 2 1063.70 sq ft

- Character semi detached cottage -
- Three bedrooms
- Sitting room with woodburner
- Open plan kitchen/dining room
- Utility and two bathrooms (GF & FF)
- Study
- Two gardens
- No chain
- Popular village location
- Good access to A36















Total area: approx. 98.8 sq. metres (1063.7 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: D - £2404.94 (2026/2027)

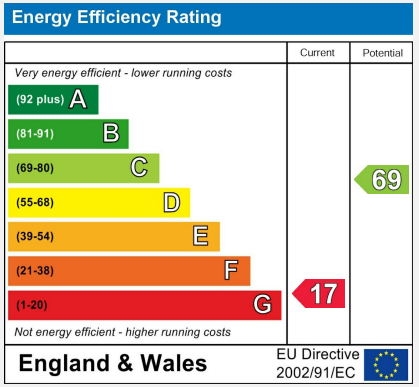
Tenure: Freehold

Services: Mains, electricity, water and drainage.

Heating: Part electric heating.

Directions: Leave Salisbury on the A36, passing through the villages of South Newton, Stoford and Stapleford. Turn left off the main road into Steeple Langford and proceed through the village. The property can be found by the junction with Duck Street adjacent to the parish church.

What3words: ///hardens.shadowing.drifter



WHITES

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