





# 9 GAUNS COURT,
## SALISBURY, SP3 6DF

**£500,000**
**FREEHOLD**

A substantial and immaculately presented four double bedroom link-detached family home situated within a small courtyard-style community and is located within the sought after village of East Knoyle. The property benefits from wide ranging country views and is offered to the market with no onward chain.

CHAFFERS
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## DESCRIPTION

Cobblestones is a well-appointed, link-detached cottage-style home, presented in immaculate order throughout. It boasts light and spacious living accommodation and enjoys a well-stocked garden with far-reaching views.

The accommodation comprises an entrance hall with downstairs cloakroom, a dual-aspect living room with an open fireplace and French doors leading to the rear garden. The dining room is generously proportioned and leads through to the kitchen, which has been thoughtfully designed with ample wall and base units, an integrated double oven with extractor fan above, integrated dishwasher, integrated fridge freezer, water softener, and space and plumbing for a washing machine. To the rear, the large brick-built conservatory provides additional living space, perfect for entertaining or simply relaxing and enjoying the view. French doors open directly onto the rear garden.

On the first floor, the spacious landing features a large airing cupboard and provides access to all four double bedrooms, each benefiting from built-in storage. The principal bedroom enjoys stunning views over the garden and surrounding countryside and also benefits from an en-suite bathroom.

To the side of the property is an attached single garage, together with a side gate providing access to the fully enclosed rear garden. The garden is attractively landscaped and well stocked with a variety of shrubs, trees and borders, complemented by a lawn, patio seating area, useful garden shed, outside tap, and a courtesy door leading into the garage. There is also a decked seating area to the side of the property overlooking the adjacent field. There is parking available in front of the garage with additional guest parking at the entrance of the courtyard. A particular feature of the property is the delightful far-reaching views across the surrounding countryside and woodland beyond. An internal viewing is highly recommended.

## SITUATION - East Knoyle

East Knoyle is a highly regarded village set in an area of outstanding natural beauty also famed for being the birthplace of Sir Christopher Wren, surrounded by unspoilt undulating timbered countryside easily accessible to the A350 and only 2 miles from the A303 which provides great access to the West Country and easterly connecting to the M3 & M25. Within the village there is an excellent community Post Office / General Stores, an active village hall, Parish Church and a pretty thatched country Pub / Restaurant. There are lovely walks close to hand where you can explore the delights of the village together with bridleways. Primary Schools are available in Hindon and Semley. A main line station is available at Tisbury (Exeter ~ Waterloo) approximately 6 miles which offers a good range of local amenities for day to day needs, the historic Saxon hilltop town of Shaftesbury is 5 miles and the cathedral cities of Salisbury and Bath are 19 and 27 miles distant respectively.

## ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage. Oil central heating.

Council Authority: Wiltshire Council ~ Council Tax Band: E

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: E

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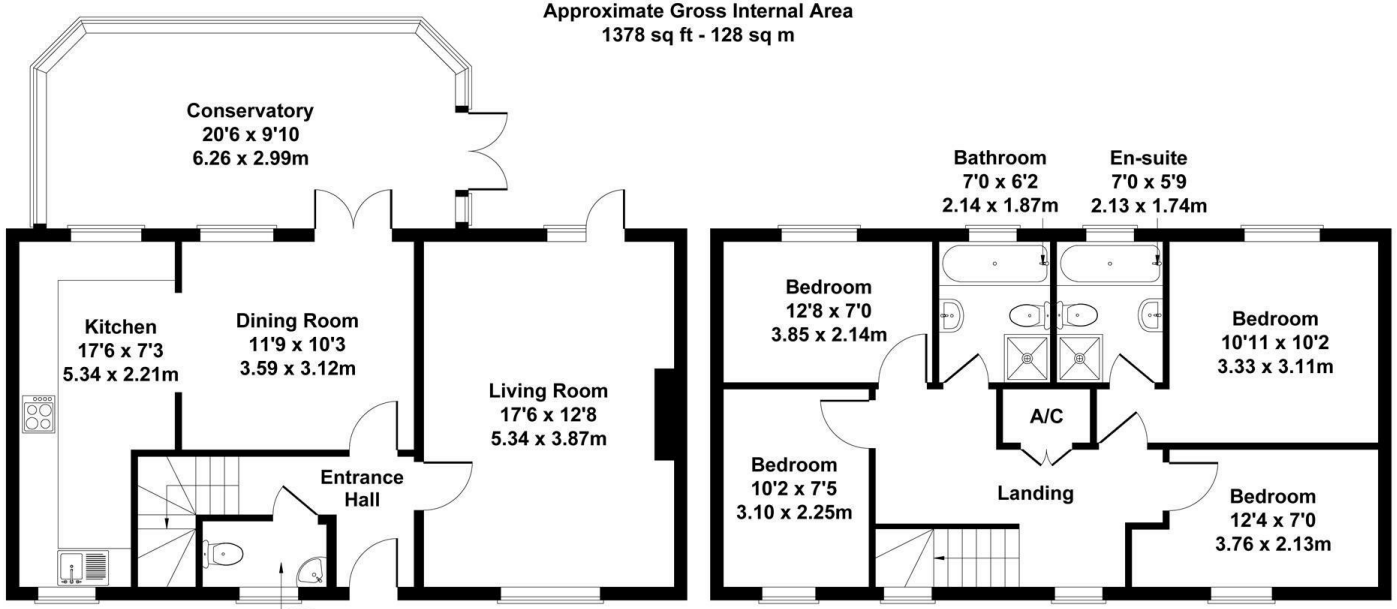
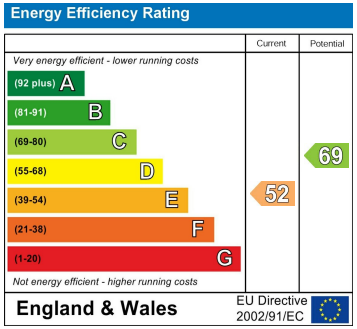
Approximate Gross Internal Area
1378 sq ft - 128 sq m




Not to Scale. Produced by The Plan Portal 2026
**For Illustrative Purposes Only.**




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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