

Beech Cottage, The Flood, Winterslow, Salisbury, Wiltshire SP5 1QT



 Myddelton & Major

We are proud to present

Beech Cottage

The Flood, Winterslow, Salisbury, Wiltshire SP5 1QT

A modern, yet characterful end of terrace house set in the heart of Winterslow, with three bedrooms, parking and garden offered with no onward chain.

- No Onward Chain
- Central Village Location
- Recently Renovated
- Double Aspect Sitting /Dining room
 - Kitchen /Breakfast Room
- Refitted Kitchen and Bathroom
 - Three Bedrooms
- Planning Permission for Rear Extension
- Planning Permission for Loft Conversion
 - Parking for Three Cars





The Property

Beech Cottage offers the very best of both worlds, being a modern house, built in a characterful cottage style with brick walls and dormer windows under a slate covered roof. Located centrally in Winterslow, this beautifully presented property is a stones throw from the village school, recreational ground, pub and shop. Whether you are searching for your first home, next home or an investment opportunity, this exceptional residence offers a wonderful combination of modern living and village charm.

The cottage has been greatly improved over the last two years including a new kitchen and bathroom, so there is a welcoming first impression and very little work for a prospective purchaser to need or want to immediately do. The attractive exterior, well-kept surroundings, and generous driveway parking for three cars provide both style and practicality. Step inside and you will find a warm and inviting home where thoughtful design and comfortable living spaces come together beautifully.

The property features a spacious living and dining area with attractive pine floor boards, filled with natural light to create a bright and relaxing atmosphere. A standout feature of the home is the charming wood burner with brick surround, providing a cosy focal point and the perfect setting for relaxing evenings with family and friends. Double doors give access to the conservatory and garden beyond. The contemporary kitchen is both stylish and functional, offering quality cabinetry, ample storage, modern appliances, and generous workspace for preparing meals and entertaining guests.

The home includes three bedrooms, the principle being at the back of the property, with built in wardrobes and views over the garden. Two other bedrooms (a 2nd double and a single) are ideal for children, guests or the home office. The modern bathroom is finished with quality fixtures and elegant fittings, combining practicality with a touch of luxury.





Outside, off the conservatory is an area of patio, perfect for enjoying a morning coffee, while the rest of the garden is laid to lawn. It is totally enclosed and has a path down the side of the house providing access to the driveway.

Situated in the heart of Winterslow, which offers a fantastic range of local amenities within close proximity including a village shop, post office, doctors' surgery, pub, a modern village hall, a deli kitchen and two large recreation grounds. There is also a wonderful pre-school group and a local primary school. The central village setting allows residents to enjoy the convenience of having everyday essentials nearby, while also providing easy access to the surrounding countryside. For those who enjoy the outdoors, scenic country walks through Bentley Wood and along The Clarendon Way offer the perfect opportunity to explore the beautiful local landscape.

The Winterslows are located approximately seven miles north east of the Cathedral city of Salisbury which has excellent recreational facilities including a cinema, leisure centre, arts centre, Post Office and theatre.

The city also offers a thriving shopping centre and traditional market with a good train station offering London Waterloo in approximately 1hr 30mins. There are excellent private and state schools located in both Salisbury and Winchester including the girls and boys grammar schools located in Salisbury.

Additional Information

Directions:

Postcode SP5 1QT

What3words [///reading.tonal.toast](#)

Services:

Mains electricity, water and drainage. Oil-fired central heating.

Ofcom suggests broadband speeds of up to 1000 Mbps are available and that all major mobile networks should have good

coverage outside and most have good to variable inside.

Tenure:

Freehold

Council Tax Band:

C

EPC rating:

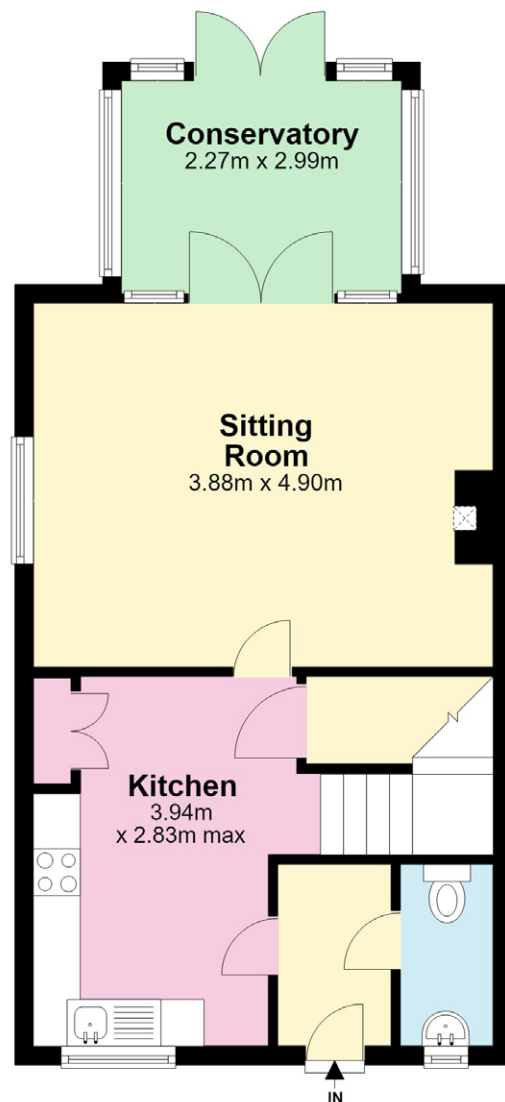
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Square Footage:

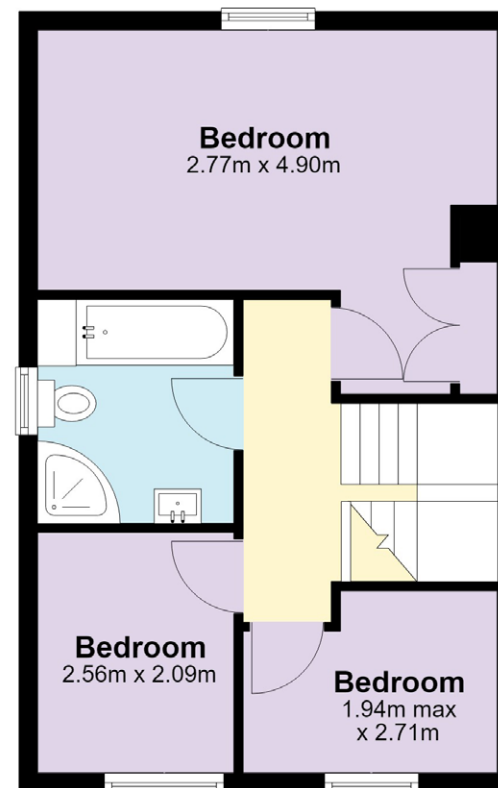
915 sq ft



Ground Floor



First Floor



Total area: approx. 85.1 sq. metres

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them.
Measured and drawn to RICS guidelines



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