



22 WATER STREET LANE, BULFORD VILLAGE, SALISBURY SP4 9DZ

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



22 WATER STREET LANE, BULFORD VILLAGE, SALISBURY SP4 9DZ

PRICE GUIDE: £625,000

Here we have a lovely 'eye catching' Grade II listed period cottage of generous proportions boasting a wealth of glorious features. With obvious kerb appeal and a wonderful mature garden, the full length of which shares a single bank of Nine Mile River, 22 Water Street Lane is a 'must view' for any discerning buyer in search of a characterful home and an enviable if not unique environment.

The original cottage is understood to date as far back as the mid 1600s with a later single storey kitchen extension and a more recent conversion of the garage to create a third bedroom, workspace, or guest suite; there is an adjoining en suite shower room. The latest addition to the property is a wonderful solid oak and glass vaulted vestibule which feels as though you are in the garden as you enter and walk through.



There is no doubt that the current owners have demonstrated a high degree of sensitivity to the period and charm of the cottage and have clearly maintained the property to a high standard which will be evident to all who view.

The interior is spacious and comfortable with, on the ground floor, a lovely entrance, a cosy sitting room with fireplace and log burning stove fuelled by mains gas, a well equipped 'farmhouse style' kitchen, separate dining room and, as previously stated, a multifunctional annexe. Off the first floor landing is the principal bedroom with a range of bespoke wardrobes and drawer units, a large single bedroom, and a luxuriously appointed family bathroom.

Vehicle access is of Old Coach Road; 22 Water Street Lane is approached via a sweeping gravelled drive with parking and turning. The front garden is mainly laid to lawn bordered by mature shrubs, rose, and flower beds. The rear garden is a real feature of the cottage with a large swath of lawn and a great number of mature specimen trees and shrubs. There is a large sunny patio/terrace, a detached summerhouse located at the end of the garden with views back across the garden to the rear of the cottage.

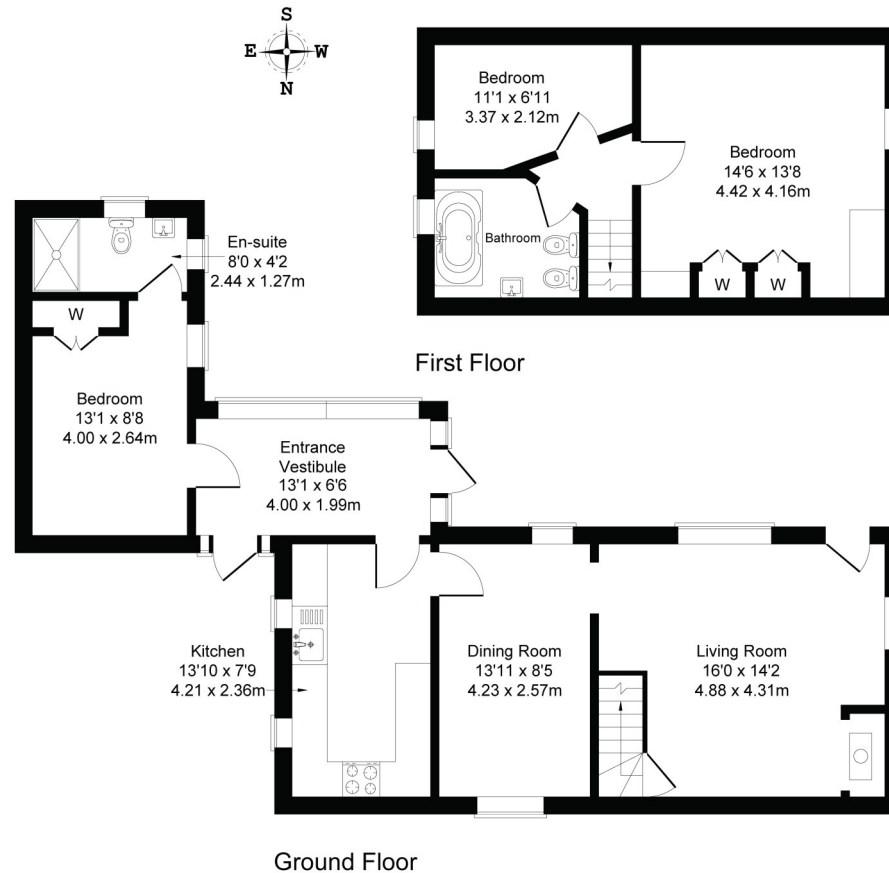
LOCATION: The small Wiltshire village of Bulford lies approximately 10 miles to the north of Salisbury on the edge of Salisbury Plain. Neighbouring Durrington approximately 1.5 miles to the north-west and Amesbury two miles to the south both offer a range of facilities including supermarkets, public houses, swimming pool fitness/sports centre and schools. The historical site of Stonehenge is approximately two miles distant. The A303 with access for Basingstoke, Reading and London. The attractive cathedral city of Salisbury has a more extensive range of shopping, educational and leisure facilities including the theatre, arts centre and a thriving twice weekly market. Schools include two excellent independent grammar schools as well as a variety of state and private, primary and secondary schools. Salisbury has a mainline railway station serving London Waterloo, (journey time 90 minutes) and the West Country.

DIRECTIONS: Leave Salisbury on the A345 Amesbury Road. From Amesbury continue across the A303 into Durrington. At the roundabout turn right into Larkhill Road and continue into the village of Bulford. Water Street Lane can be found as you enter the village on the left hand side and the property can be accessed from Salisbury Road, off Old Coach Road.



22 Water Street Bulford Village SP4 9DZ

Approximate Gross Internal Area 1091 sq ft - 101 sq m



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E :£2,960.06 for year 2026/2027.

All mains services connected. Mains Drainage. Gas Central Heating.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The 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. Ref: 10839.