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WHITES

Lime Cottage, 20 Candown Road, Tilshead, Salisbury, Wiltshire, SP3 4SJ

£279,950 Freehold

About The Property

To the front of the cottage is a brick pavior parking space with flower bed and wall to end. There is then a large covered porch offering great storage, LPG bottles and lighting. The front door leads into a hall with space for coats and shoes. The sitting room is a good size with the stairs to first floor and understairs storage cupboard also housing the gas boiler, wood effect flooring and fireplace housing a wood burning stove. From here there is an arched opening into the kitchen/breakfast room which has a range of shaker style cupboards, drawers and shelves with wooden worktops, space and plumbing for washing machine and dishwasher, cooker space and stainless steel one and a half bowl sink unit, tiled floor and double doors to outside.

On the first floor the main bedroom has fitted wardrobes, the second bedroom has space for a double bed and window overlooking the Green to rear whilst the third bedroom has a Juliet balcony again overlooking the Green and exposed floorboards. The bathroom has a bath with shower over, wc and hand basin, extractor fan and wooden floor.

Outside to the rear is a sunny area measuring approximately 24 ft x 7ft with paving and astroturf with low block wall and chain fencing to rear together with a right of way over the neighbouring property for access.. There is also a covered area for sitting or storage. There is additional parking (shared driveway with the neighbours), with space for up to two cars. Wheelie bins are stored here.

The property is situated on the edge of the sought after village of Tilshead which stands mid way between the market town of Devizes and the cathedral city of Salisbury. Tilshead is a small friendly community which supports one another with some wonderful community events throughout the year. The countryside around the village is incredible & easily accessible with freedom to walk with dogs off the lead. There is an allotment with available spaces which is a short walk from Lime Cottage. The bus service is regular, the church has a welcoming congregation & the garage/shop sells pretty much everything you forgot on a town run! There is a good primary school with additional nursery schooling, public house with a local Wednesday club and Tilshead Harriers running club. The property stands within easy access of other facilities in neighbouring villages and both the town of Devizes and Salisbury city offer further shopping and recreational facilities.



- Character cottage
- Parking
- LPG Central Heating
- Double glazed windows and doors
- Wood Burning Stove
- Three bedrooms
- Useful covered porch
- Edge of Village location





Further Information

Local authority: Wiltshire Council

Council Tax: C - £2181.31 (2026/2027)

Tenure: Freehold

Services: Mains water, electricity and drainage.

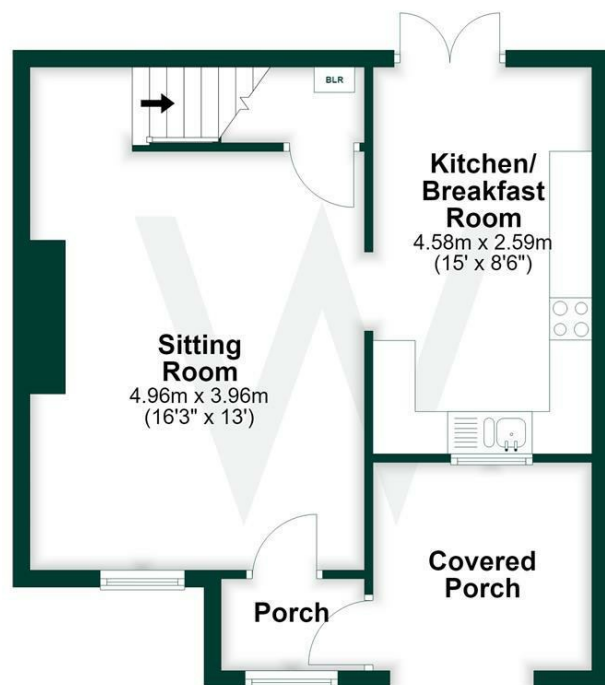
Heating: LPG central heating by radiators.

Directions: From Salisbury proceed north on the A360 to Shrewton. Proceed over the A303 and at the next roundabout turn left to Shrewton. At the mini roundabout proceed straight over and continue on the A360 into Tilshead. Take the first right into Candown Road where Lime Cottage will be seen on the right.

What3words:///shapes.compound.clutches

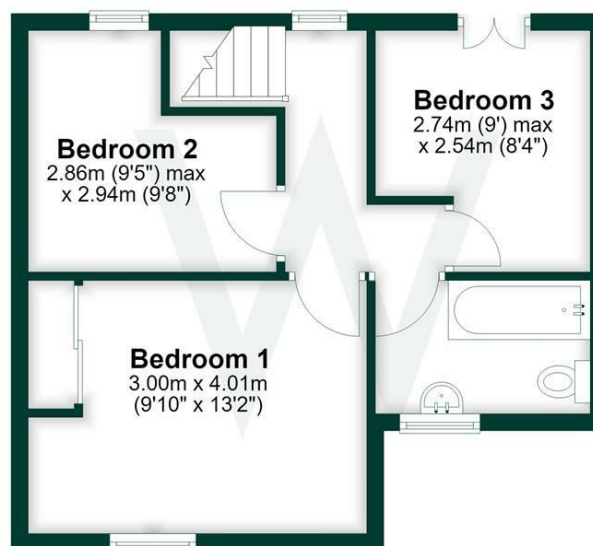
Ground Floor

Approx. 44.8 sq. metres (482.7 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.2 sq. feet)



Total area: approx. 80.7 sq. metres (868.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	22	38
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	