

GRIFFIN MILL COTTAGE, FORD, SALISBURY, WILTSHIRE, SP4 6DW



We are proud to present

Griffin Mill Cottage

Ford, Salisbury, Wiltshire, SP4 6DW

A charming four-bedroom country home set within the sought-after hamlet of Ford, surrounded by beautiful Wiltshire countryside.

- Detached house of 1,840 sq ft
- Two reception rooms and conservatory
 - Four bedrooms, one ensuite
 - Family bathroom
- Ample off-street parking for up to four cars
- Lawned garden with large shed/workshop
 - In all about 0.18 acres
 - Freehold sale





THE PROPERTY

Welcome to Griffin Mill Cottage, a charming country home set within the sought-after hamlet of Ford, surrounded by the beautiful Wiltshire countryside. From above, the setting is rich in character — positioned opposite a beautifully restored mill, where the gentle flow of the mill race brings a real sense of rural charm. Despite its countryside feel, the cottage is ideally located just ten minutes by car from the historic city of Salisbury, with excellent access to local amenities and transport links.

This beautifully characterful family home is not listed, built partly in cob and partly block, with rendered elevations under a slate roof. A timber porch frames the front door which opens into a welcoming hallway, complete with a convenient cloakroom and useful storage. To one side, a versatile dining room or study provides flexible space for modern living. The generous sitting room has a lovely inglenook fireplace with log burner and is filled with natural light, creating a warm and inviting atmosphere, with French doors leading through to a conservatory — perfect for enjoying views of the garden throughout the seasons. The bright, well-equipped kitchen offers both practicality and charm, ideal for everyday living and entertaining.

Upstairs, the cottage continues to impress, with two comfortable double bedrooms and two single rooms, one currently used as a study, along with a well-appointed family bathroom. The principal bedroom is a standout feature, boasting a wonderful high vaulted ceiling that enhances the sense of space, along with its own ensuite bathroom.

OUTSIDE

Griffin Mill Cottage offers a wonderful balance of character, convenience and countryside living — a place you'll be proud to call home. A lovely stone-flagged terrace lies to the rear, linking the kitchen and conservatory and connecting the house beautifully with the garden. There is ample off-street parking for a large family, and the partly-walled garden has been carefully tended to over the years, with herbaceous borders and a pretty rose-clad arch. A large timber shed provides extensive storage and a workshop.



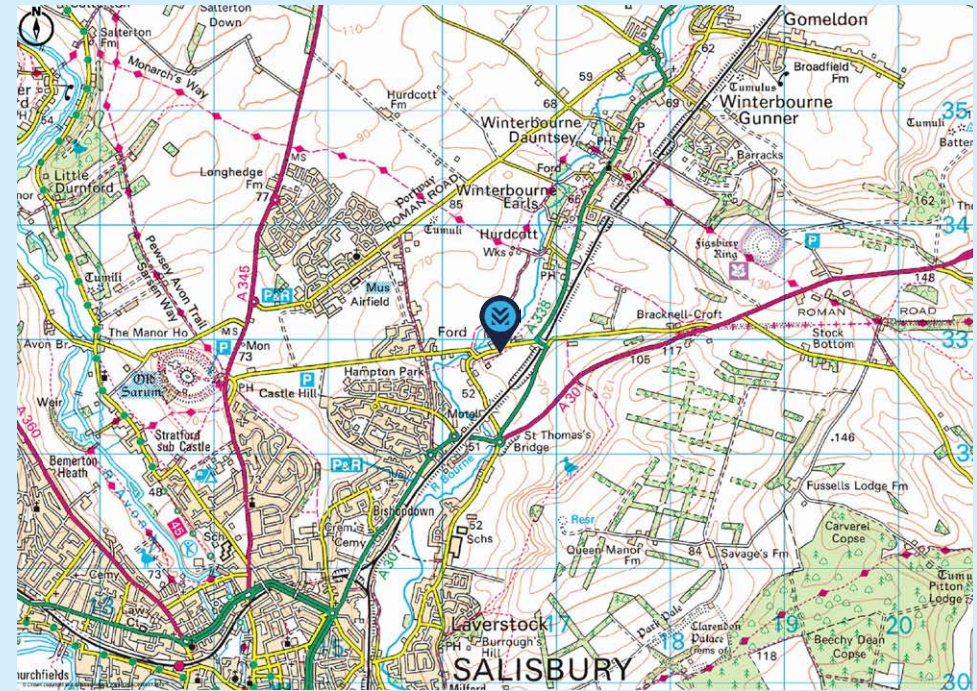


LOCATION & AMENITIES

Ford is a very popular village located approximately 2 miles northeast of the cathedral city of Salisbury. It is conveniently located between Hurdcott, the Winterbournes and Laverstock. The property lies within the catchment of the primary school in Winterbourne Earls. Within Laverstock (1.5 miles) there are three secondary schools and a further primary school. Secondary school children may also attend one of the two grammar schools in Salisbury (subject to entrance requirements). All schools can be accessed by buses, which run through Ford. Laverstock also benefits from a public house, convenience store, two takeaways, and a church.

For those who enjoy the outdoors, nearby Castle Hill Country Park offers excellent walking and cycling routes into Salisbury. The area also sits just below Old Sarum Airfield, home to an award-winning aviation collection and the popular Dark Revolution Brewery.

Salisbury (the market square is about 3 miles from the house) has an excellent, comprehensive range of shopping, educational, leisure and cultural facilities, as well as excellent road links to London, Southampton and Bournemouth, and a mainline station with trains to London Waterloo, journey time approximately 90 minutes. Salisbury also supports a well thought of Playhouse and twice weekly charter market.



ADDITIONAL INFORMATION

Directions: Postcode: SP4 6DW
What3Words: ///silk.checked.
untrained

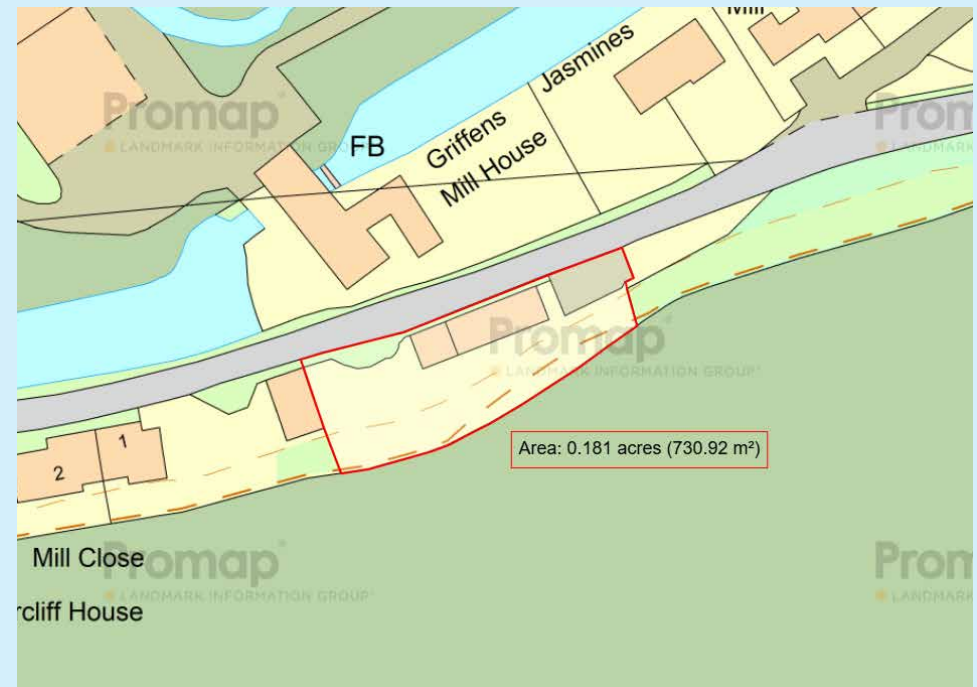
Agents' Note: In accordance with the Estate Agents Act 1979, prospective purchasers should note that the vendor of this property is a Partner of Myddelton & Major LLP.

Services: Mains electricity and water.
Oil-fired central heating. Private drainage (sewage treatment plant).
Fibre broadband.

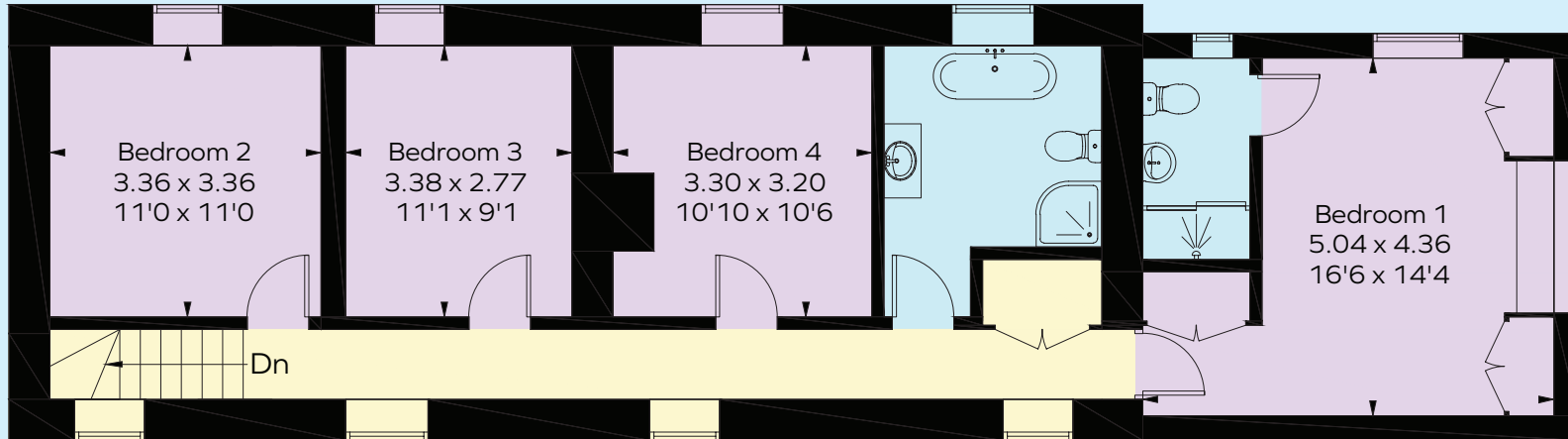
Council Tax: Band E

Fixtures and Fittings: Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

Viewings: Strictly by appointment with the sole selling agents Myddelton & Major.

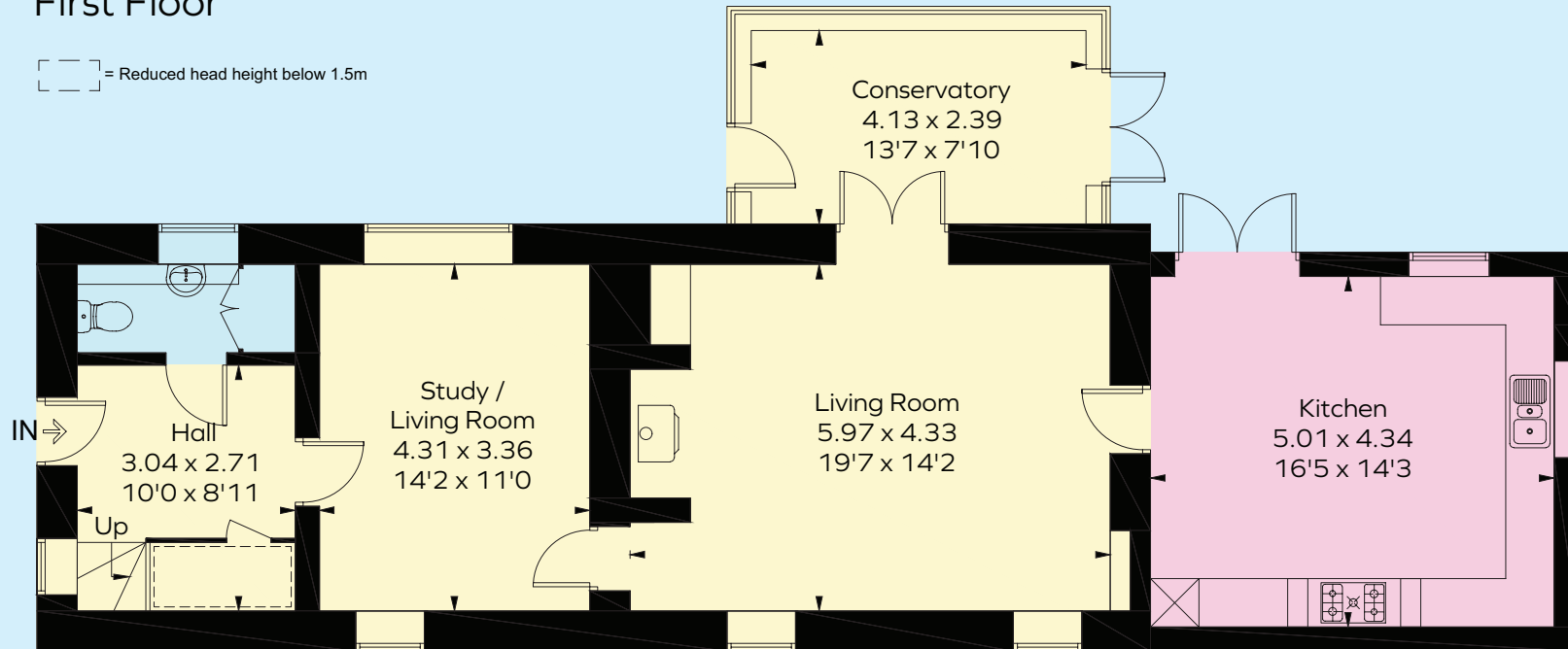


Approximate Floor Area = 170.9 sq m / 1840 sq ft
Including Limited Use Area = (2.6 sq m / 28 sq ft)



First Floor

[] = Reduced head height below 1.5m



Ground Floor



Myddelton
& Major™

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