

BEECH COTTAGE, 37A SAXON LEAS, WINTERSLOW, SALISBURY, SP5 1RN



 Myddelton & Major

We are proud to present

BEECH COTTAGE

37A SAXON LEAS, WINTERSLOW, SALISBURY, SP5 1RN

A beautifully crafted, two-bedroom home by JJ Acquisitions

- ****NO ONWARD CHAIN****
- Newly finished house of c.900 sq ft
 - Open-plan kitchen/dining area
- Living room over-looking rear garden
- Two bedrooms and family bathroom
 - Off-street parking
- Advantage 10 Year Structural Defects Warranty





THE PROPERTY

Located at the end of a no-through road in Saxon Leas, Beech Cottage was completed in 2026 and offers a beautifully crafted home, finished to an exceptional standard by highly-regarded local developers JJ Acquisitions Ltd, combining high-quality materials with thoughtful design and modern comfort.

“JJ Acquisitions are a highly bespoke top end residential developer. We create homes not houses, and our attention to detail does not waiver from initial concept through to handover. Our construction team are highly skilled experienced trades, the majority of whom have worked with us numerous times. Our product selection is second to none and we choose the correct items for the home rather than the cost. We use branded white goods and appliances to ensure our clients have peace of mind from major manufacturers.”

The house comprises an entrance hall with utility facilities which leads into the spacious kitchen/dining area. The kitchen has porcelain tiled flooring with bespoke fitted units and high-quality joinery, including integrated appliances such as a 70/30 fridge/freezer, induction hob and dishwasher, all under stone worktops. The open-plan nature of the room, with dining/breakfast area, makes for a really welcoming family space. The living room has French doors out to the rear garden, with log burner, and there is a WC off the inner hallway. Note, there is scope for a sun room to the rear, subject to the necessary planning consents.

Upstairs, there are two double bedrooms which share a family bathroom with Duravit and Grohe fittings.

OUTSIDE

There is ample parking to the front and side of the house, with a stone-flagged ramped path to the front door. The garden wraps around the house, with a generous, west-facing rear garden laid to lawn.

ADDITIONAL INFORMATION

Postcode : SP5 1RN

Tenure : Freehold

What3Words : ///satellite.abstracts.froze

Services : Mains electricity, drainage and water. LPG-fired central heating and hot water. BT broadband.

Local Authority : Wiltshire Council

Outgoings : Council Tax Band – TBC

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

Viewings : Only by prior arrangement with joint selling agents Myddelton & Major.



LOCATION & AMENITIES

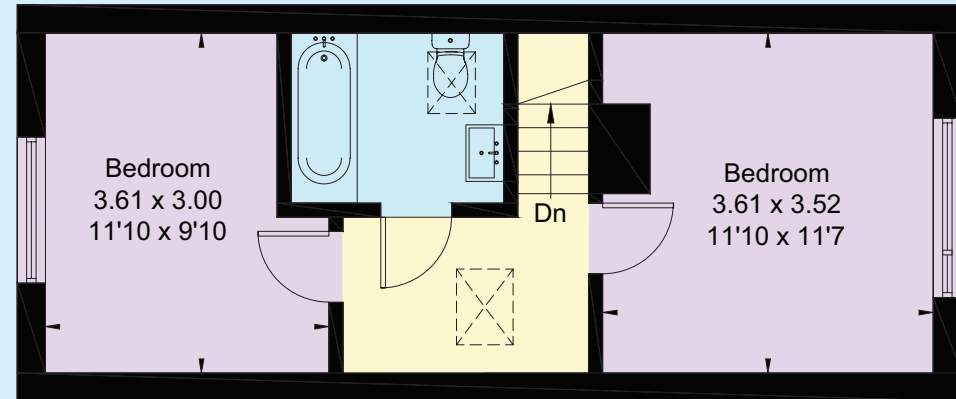
Beech Cottage lies with Saxon Leas, in the heart of the Winterslows. The conjoining villages of East, Middle and West Winterslow, collectively, offer a fantastic range of local amenities within close proximity including a village shop, post office, doctors' surgery, pub, a modern village hall, a deli kitchen and two large recreation grounds. There is also a wonderful pre-school group and a local primary school.

The village amenities allow 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.

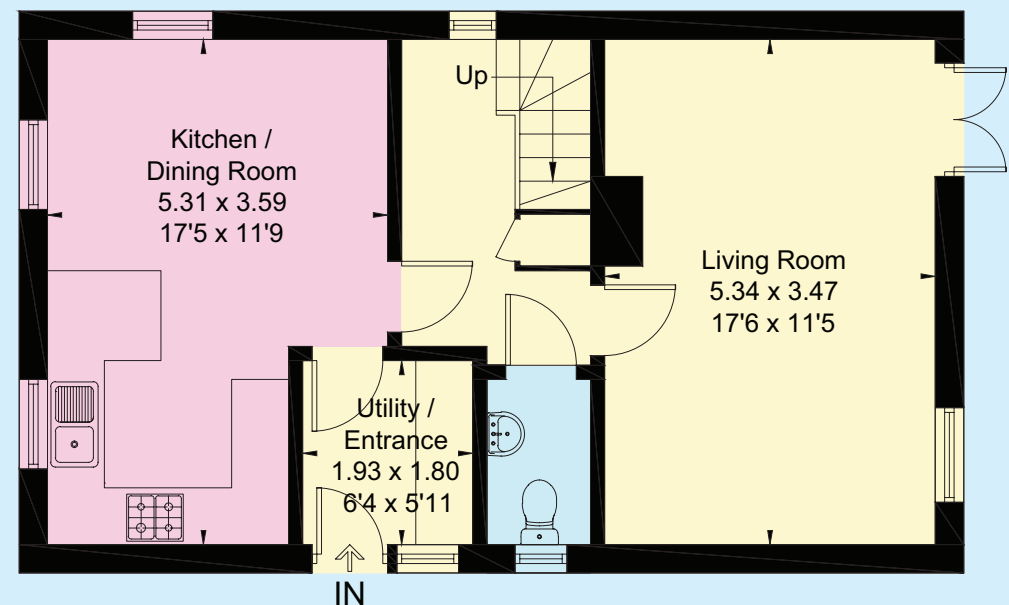
The Winterslows are located approximately seven miles northeast of the Cathedral city of Salisbury which has excellent leisure and recreational facilities including two cinemas, a leisure centre, arts centre and theatre. The city also offers a thriving shopping centre and twice-weekly traditional market with a mainline train station offering regular services to Bath, Southampton, the West Country and London Waterloo (from approximately 1hr 30mins).

There are excellent primary and secondary schools, for both state and private education, located in Salisbury, Stockbridge and Winchester. See here for more information: <https://findmyschool.uk/schools/salisbury>

Approximate Floor Area = 84.0 sq m / 904 sq ft



First Floor



Ground Floor



Contact

Call: 01264 810 400

Email: stockbridgeresidential@myddeltonmajor.co.uk

Click: myddeltonmajor.co.uk

Visit: 2 Clarendon Terrace, High Street, Stockbridge, Hampshire, SO20 6EY