



Sage Cottage The Street | £319,000
Whiteparish, Salisbury, Wiltshire, SP5 2SG

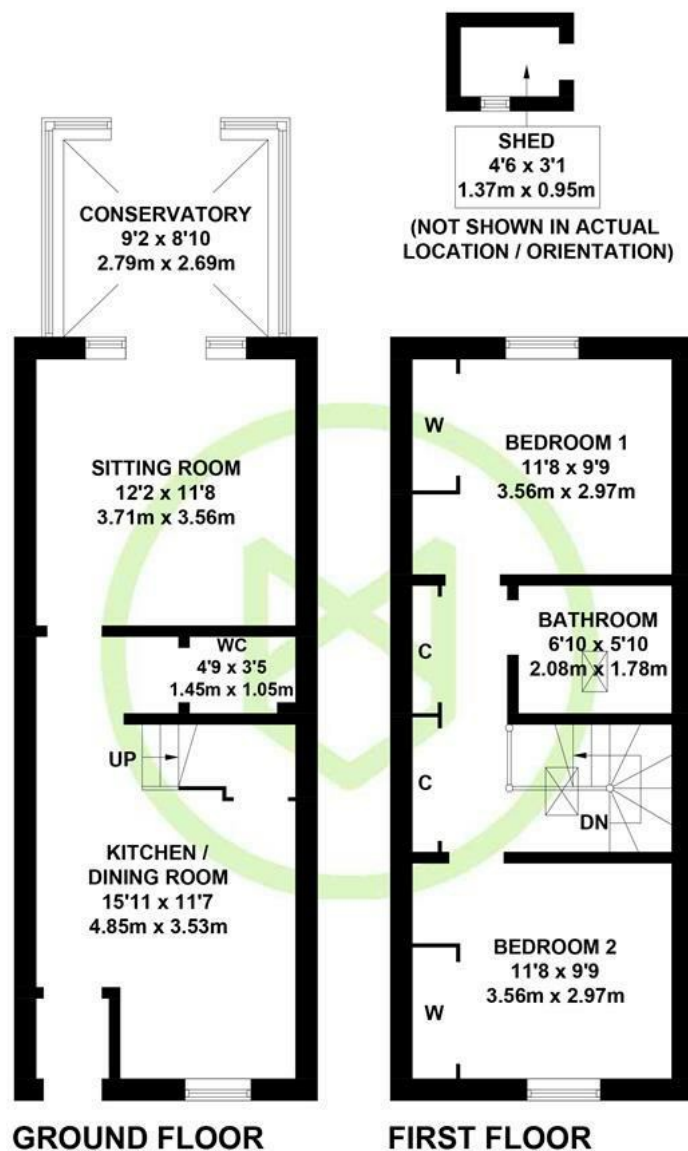




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 Whiteparish, Salisbury, Wiltshire, SP5 2SG

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk





APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 467 SQ FT / 43.4 SQ M
 FIRST FLOOR = 377 SQ FT / 35.0 SQ M
 SHED = 14 SQ FT / 1.3 SQ M
 TOTAL = 858 SQ FT / 79.7 SQ M
 Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1301557)

Summary

This character mid terrace cottage is enviably positioned in the heart of the thriving Hampshire village of Whiteparish nestled just behind the village shop. Offered to the market with no onward chain spacious accommodation offers two generous double bedrooms and a family bathroom on the first floor, complemented by a kitchen/breakfast room, sitting room and conservatory. The private rear garden enjoys gated rear access with a patio seating area and raised lawn. Allocated parking is available at the front of the property.

Features

- A charming mid terrace cottage
- Enviably positioned in the heart of the thriving village of Whiteparish
- Two double bedrooms
- Family bathroom and ground floor cloakroom with wc
- Kitchen breakfast room
- Separate sitting room and generous conservatory
- Allocated parking and shared visitor parking
- Enclosed and private garden with rear access
- No onward chain

EPC Rating

Energy Efficiency Rating
 Current B
 Potential B

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Ground Floor

The covered entrance and part glazed front door opens into the entrance lobby with space for coats and access through to the open plan kitchen breakfast room. Engineered oak flooring complements the range of shaker style wall and base units with contrasting granite effect work surfaces and breakfast bar. Integrated appliances include a single oven, four burner electric hob with extractor hood, fridge freezer and plumbing for a washing machine. A storage cupboard is situated under the stairs with a useful cloakroom adjacent fitted with a vanity unit, wash basin and wc. The charming sitting room flows through into the conservatory via French doors providing an additional reception overlooking the private garden and patio seating area.

First Floor

The spacious first floor landing is fitted with extensive shelving screened by a curtain and flooded with natural light from a velux window. The two double bedrooms both benefit from built in storage and access to each loft space. The family bathroom comprises a paneled bath with shower over, vanity unit with a mounted wash basin and a wc.

Parking

Tucked away behind the village shop there is one allocated parking space and one shared visitors space in front of the cottages.

Outside

A pedestrian rear gate gives access to the private and enclosed rear garden with a raised lawn flanked by well stocked borders planted with a variety of plants and shrubs. A patio seating area abuts the rear of the property ideal for entertaining with a timber shed for storage.

Location

Enviably positioned in the heart of the Wiltshire village of Whiteparish, close to the New Forest National Park and within easy reach of the village amenities which include the highly reputable Whiteparish Primary School, choice of public houses, village store and doctors surgery. Whiteparish enjoys excellent commuter links, conveniently equidistant to Romsey and Salisbury and convenient to Southampton, whilst benefitting from being within catchment of the highly regarded Salisbury grammar schools. Southampton Parkway Station, provides direct train links to London, and Southampton airport are both within approximately a 20 minute drive.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position

No onward chain

Heating

Gas fired central heating

Infants & Junior School

Whiteparish All Saints

Secondary School

The Trafalgar School

Council Tax

Band C - Wiltshire Council

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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