

Mill Lane Cottage  
East Winterslow





## An absolutely stunning 'Chocolate Box' unlisted thatched cottage set in a private rural location, within a wonderful gardens and with countryside views

Mill Lane Cottage

East Winterslow, Salisbury, SP5 1BG

Guide Price:

£630,000



1



2



6



2

- Detached and Unlisted
- Beautiful Thatched Cottage
- Two Reception Rooms
- Two Double Bedrooms
- Period Features
- Well Presented
- Off Road Parking
- Double Garage
- Large Private Gardens
- Rural Gardens

### The Property

Located in a stunning and private rural setting, Mill Lane Cottage is a beautiful unlisted thatched cottage set within large gardens and enjoying wonderful countryside views.

The house is positioned at the rear of the plot with a winding gravel drive and having been meticulously looked after by the current owners, offers an idyllic country retreat to new owners. With a southerly face ensuring a good degree of light comes into the house, which is often a challenge for period properties such as this one.

Downstairs there are two receptions, a kitchen and a downstairs bathroom. The front door opens into a hall which leads through to a well appointed bathroom and also a lovely cottage kitchen which has plenty of above and below counter storage as well as timber worktops, inset butlers sink and electric hob and an range cooker (untested).

The sitting room has exposed timber beams and an inset electric faux wood burner (untested) set into a brick fireplace surround. A ledge and brace door, which lead through to snug and also upstairs, the snug is a useful extra ground floor room which could also easily be used as a bedroom with the bathroom being located on the ground floor. Upstairs there are two double bedrooms both with lovely views of the gardens and beyond.

Benefiting from its unlisted status Mill Lane Cottage is beautifully presented, the main part of the thatch including the ridge was redone in 2023, it has been suggested that the outstanding part of the roof will not need to be replaced for approximately 10 years.

**Services** - mains electricity, oil fired central heating, mains water with private drainage. Ofcom suggests that all major mobile phone networks offer good coverage, Superfast broadband is available

### Tenure

Freehold

### EPC Rating

E (44)

### Outgoings

Council Tax Band: D

### Size

988sqft







## Outside

The property is approached by a country lane and is set in a wonderfully rural position surrounded by open fields with no neighbouring properties in close proximity.

The house is located at the rear of the plot and enjoys an excellent degree of privacy. The country setting is truly idyllic and offers real escapism for those perhaps looking to get away from a more urban setting. The gardens are wonderful, they are set mainly to lawn and feature well stocked flower beds full of specimen plants, there mature hedgerows and trees throughout the property.

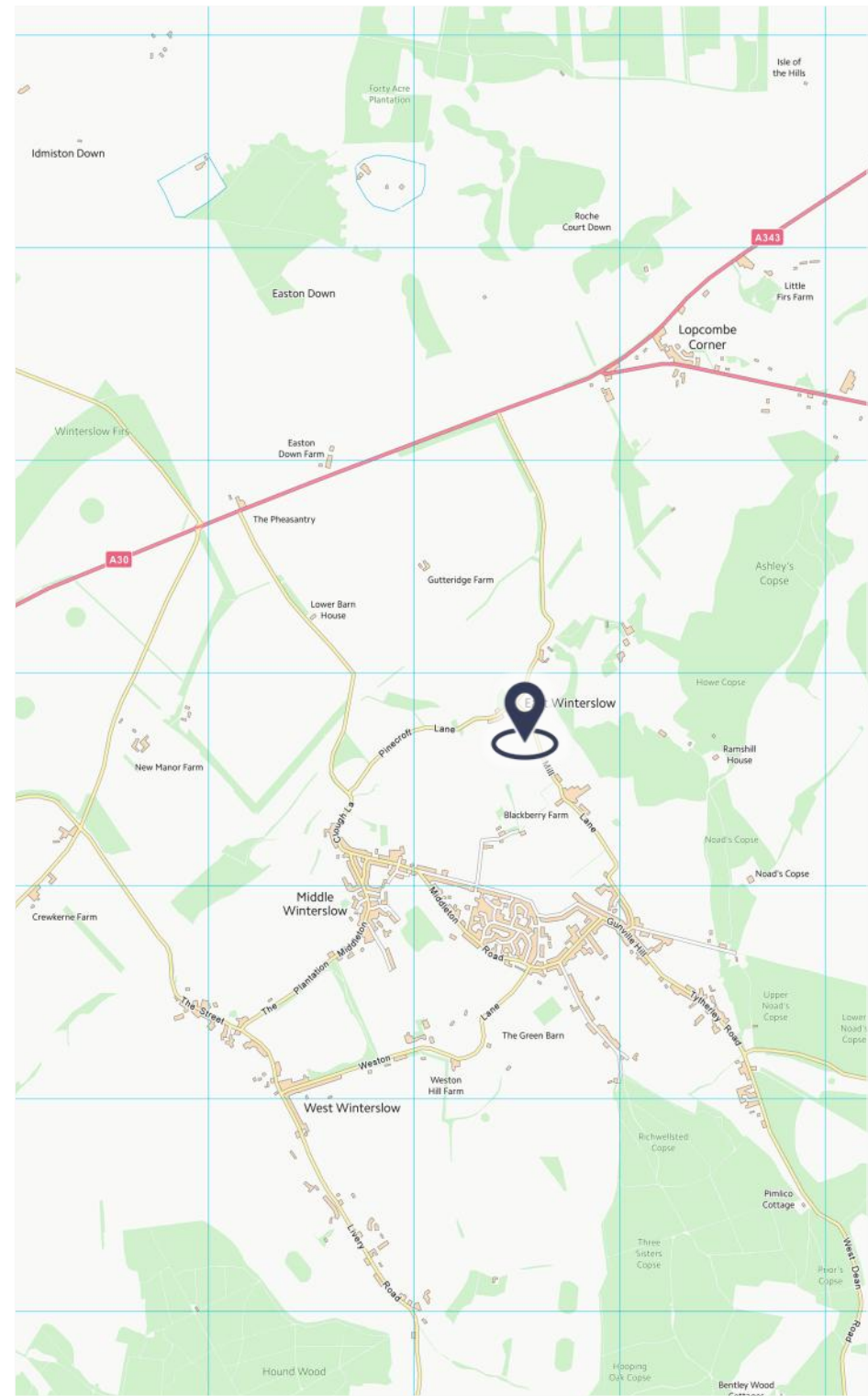
## Location

One of our more sought after areas to sell houses in, East Winterslow is the smallest of three rural villages know as the Winterslows - they are very popular due not only to there position amongst stunning Wiltshire countryside but also because they are set not far from the Hampshire border and the stunning small town of Stockbridge.

The Winterslows have a popular village primary school, Onestop for local shopping and a full service post office, the well thought of Lord Nelson public house and other pubs close by including: The Silver Plough at Pitton, The Black Horse at Tytherly, and the Hook and Glove at Farley. Worth mentioning Pump House Bakes which is a lovely coffee shop set in a renovated pump house. There is a very active parish council, a recreation ground and village hall (home to Truffles Coffee Shop) and Barrys Fields Sports Ground which is home to Clarendon Football Club, The Salisbury City Marauders American Football team as well as various local clubs and activities.

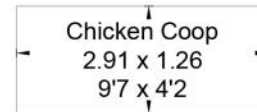
Winterslow has a Parish Church – All Saints - in West Winterslow with a sister church, St John's, at the Common. The parish is also served by the Baptist Church on Weston Lane, the Methodist Chapel Gunville Road and Lifeboat Mission at Middleton. Three Chequers Medical Practice is the local surgery.



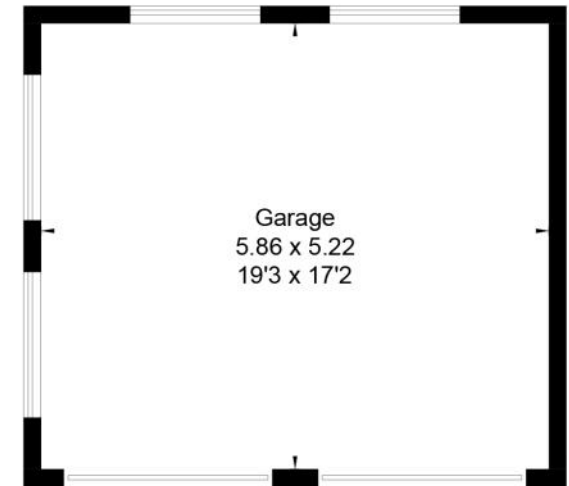




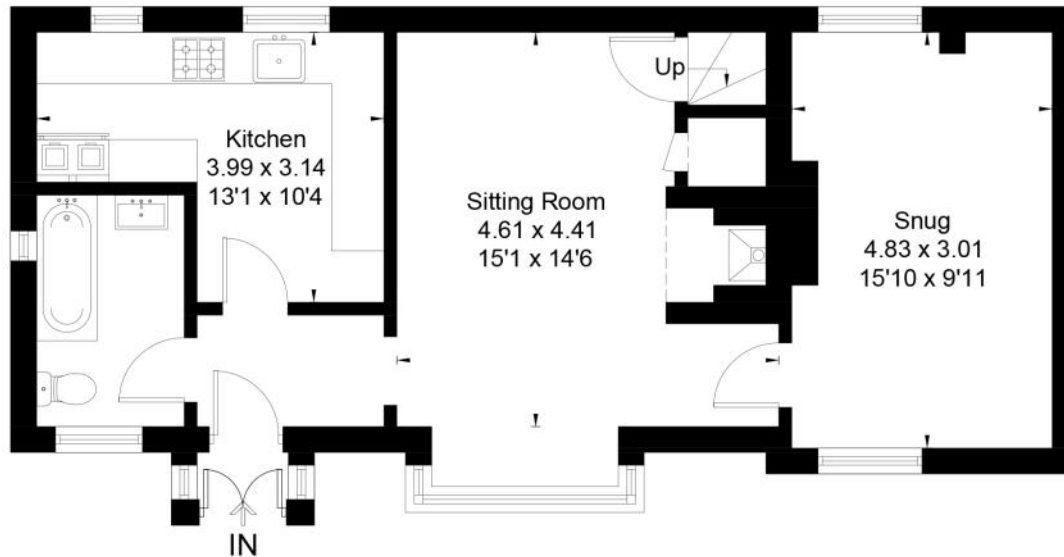
Approximate Floor Area = 91.8 sq m / 988 sq ft  
 Garage = 30.4 sq m / 327 sq ft  
 Total = 122.2 sq m / 1315 sq ft



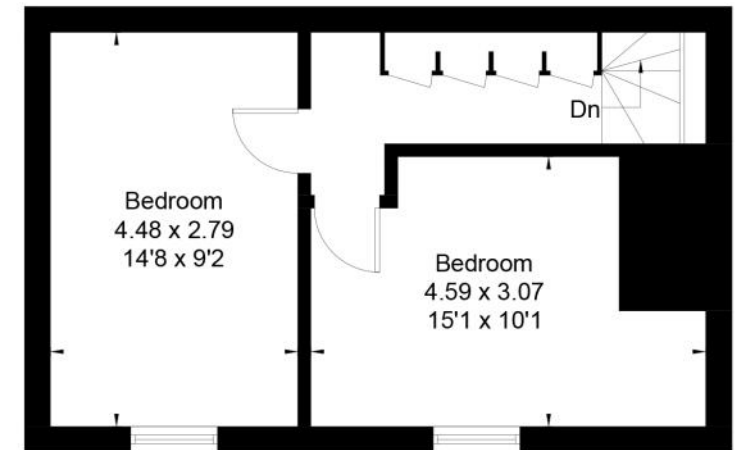
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com # 95836

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