

PARSONS COTTAGE, BUGMORE LANE, EAST GRIMSTEAD, SALISBURY, SP5 3SA



We are proud to present

PARSONS COTTAGE

BUGMORE LANE, EAST GRIMSTEAD, SALISBURY, SP5 3SA

A beautifully positioned three-bedroom village house, standing in a large south-facing garden

- ****No onward chain****
- Detached village house of 1,345 sq ft
 - 17th Century origins, yet unlisted
- Exceptional far-reaching rural views over surrounding countryside
 - Front and rear gardens
 - Detached double garage
 - In all about 0.4 acres
 - Freehold sale





PARSONS COTTAGE

Parsons Cottage is an idyllic period village house, with origins thought to date back to the 17th Century, with more recent additions in about 1970. The house is not listed and constructed on brick under a thatched roof. A real hallmark for any property, the house has been in the same ownership for nearly 50 years. There is unquestionably some updating required, but the house offers a lovely set of rooms on both floors, with character and a surprising amount of light for a house of this age.

Steps lead down from the parking area to a hallway, from which the kitchen/breakfast room and dining hall are accessed. The kitchen has a lovely view over the front of the property and field beyond, with a pantry just off. The previous owner had to install a lift here, which runs directly up to the main bedroom above. It is 'freestanding' and can be removed if needed, and the opening repaired. The dining hall links most of the rooms, including a useful utility room with door to the garden outside, and a separate shower room. The sitting room is divine, triple aspect, with an inglenook fireplace and door out to the south-facing terrace outside. There is also a large boiler room, accessed from outside.

Upstairs, the landing leads to three bedrooms, and a family bathroom. The main bedroom has fitted cupboards and interconnects with bedroom three, should one need a nursery or want a dressing room for example. The lift from the kitchen comes up into the main bedroom at present, but again, could easily be removed and the floor space made good.

OUTSIDE

Approached directly off Bugmore Lane, there is gravelled parking for 2-3 cars, with a detached double garage as well. The garage also provides a workshop area with ample space for shelving. The brick footings of a former greenhouse can be found to the side of the house.

The gardens are a significant part of Parsons Cottage, and wrap around the house, with wonderful views of the fields and countryside beyond. The property extends to about 0.44 acres, which includes a large area of lawn, formerly an orchard. The previous owner also had a kitchen garden in the past.

A terrace at the back makes the most of the south-facing aspect of the house.





LOCATION & AMENITIES

Parsons Cottage sits in an idyllic location down Bugmore Lane, a no-through road in the heart of the tiny village of East Grimstead, with its village green and pond, surrounded by beautiful open countryside.

There is extensive walking nearby including 1,800 acre Bentley Wood. Near-by amenities including public houses and village stores are found in neighbouring Farley, Pitton and Winterslow. The village lies six miles to the east of the historic cathedral city of Salisbury. Further facilities and amenities are found in Salisbury. With its historic centre and famous cathedral, Salisbury is a delightful city. There is a superb choice of shopping and leisure facilities, plus a fine selection of pubs, cafés and restaurants, as well as several excellent schools, including the outstanding-rated Bishop Wordsworth's Church of England Grammar School for boys and South Wilts Grammar School for girls. Independent schools include Salisbury Cathedral School, Godolphin, Chaffyn Grove, Leehurst Swan and Embley Park.

Salisbury's mainline station offers regular services to London Waterloo, taking about 90 minutes. There are further stations at Grateley (London Waterloo 1 hour 17 minutes) and Dean which goes to Southampton and Portsmouth. The area is also well connected by road, with a network of A-roads nearby and the M27 is 13 miles away.



ADDITIONAL INFORMATION

Directions : Postcode SP5 3SA
What3Words: ///agent.charities.songs

Services : Mains electricity, water and drainage. Oil-fired central heating.
BT broadband. There is an open fire in the sitting room.

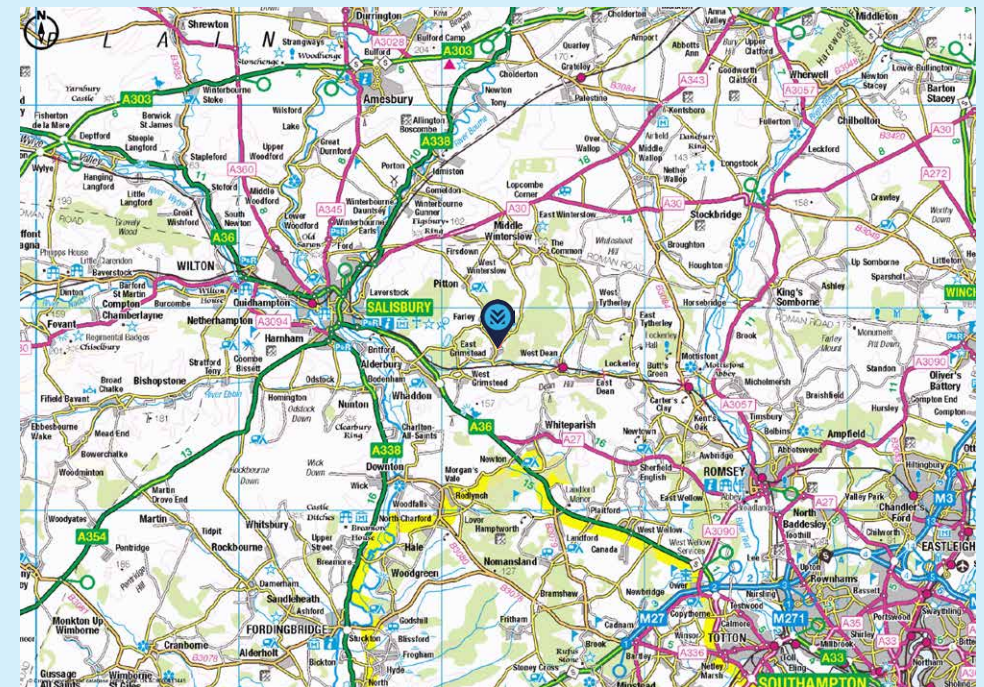
Council Tax : Band F

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

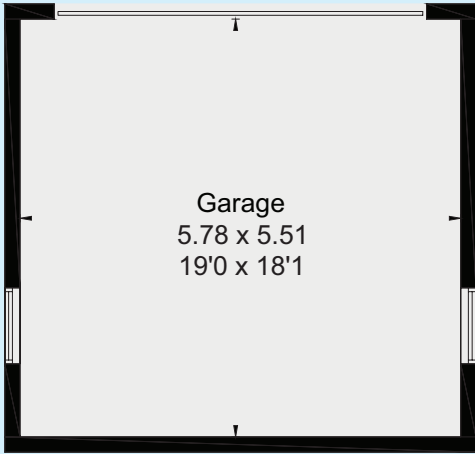
Viewings : Strictly by appointment with the sole selling agents Myddelton & Major.

Local Authority : Wiltshire County Council

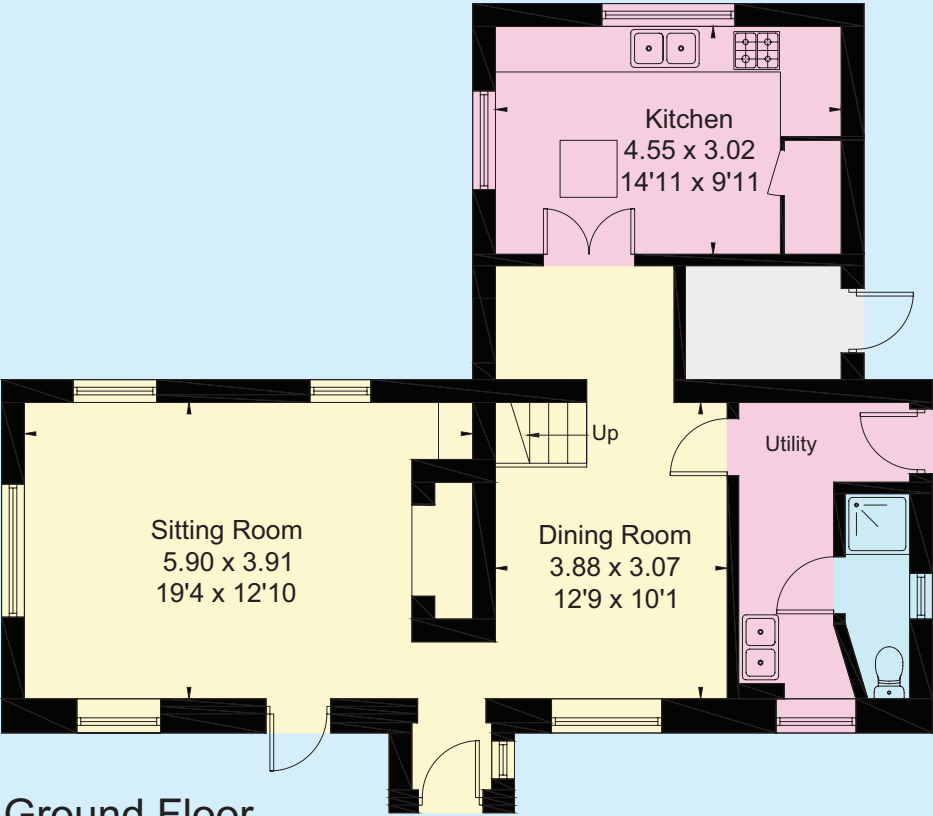
Tenure : Freehold



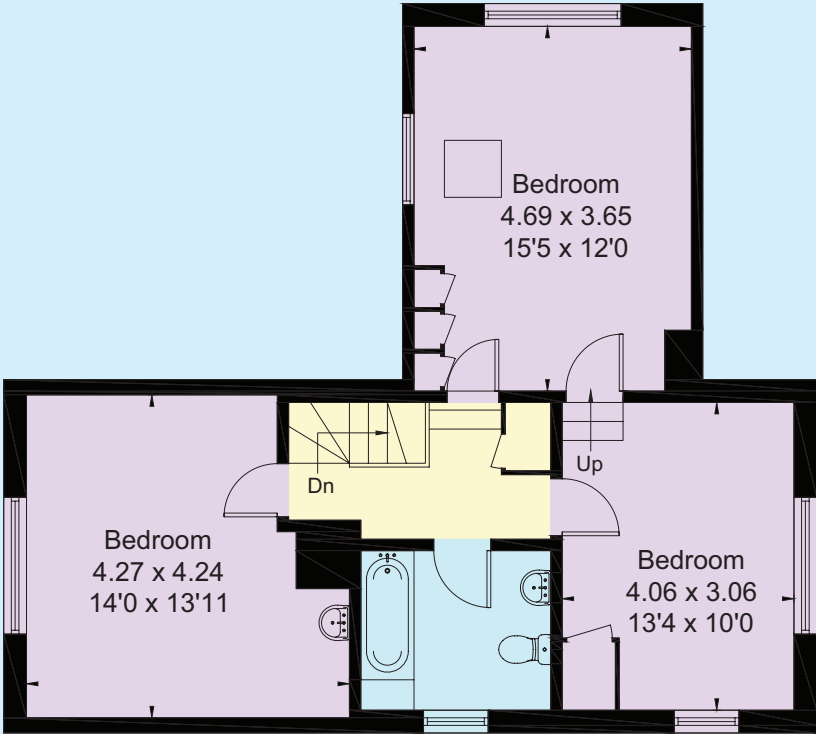
Approximate Floor Area = 125.0 sq m / 1345 sq ft
Outbuildings = 35.1 sq m / 378 sq ft
Total = 160.1 sq m / 1723 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Contact

Call: 01722 337 575

Email: residential@myddeltonmajor.co.uk

Click: myddeltonmajor.co.uk

Visit: 49 High Street, Salisbury, SP1 2PD