

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

01722 238711

BAXTERS
PROPERTY & LAND AGENTS

BEECH COTTAGE, 37a SAXON LEAS, WINTERSLOW, SALISBURY SP5 1RN
PRICE GUIDE: £425,000

Beech Cottage is a beautifully crafted home finished to an exceptional standard by well regarded local developer 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.

Beech Cottage will have an Advantage 10 year structural defects warranty.

LOCATION: Winterslow, a sought after location to the north east of Salisbury, offers a range of facilities including a thriving village stores/post office, a popular country inn, a highly regarded primary school and pre-school group. Other amenities include a doctor's surgery, modern village hall and two recreation grounds and there are many walks in the surrounding Wiltshire countryside. The cathedral city of Salisbury offers a more comprehensive range of recreational amenities, shopping facilities including a market each Tuesday and Saturday and a wide range of schooling, both state and private including two grammar schools and a college of further education. Salisbury has a mainline railway station, also stopping at Grateley, serving London, Waterloo and the West Country. Although a rural environment, access to the M3 and M25 is easily obtained via the A303 to the north east and to Southampton via the A36/M27 to the south.











Living Accommodation

- Two double bedrooms and well appointed bathroom to first floor
- Large spacious kitchen diner to the front aspect with ample room for a table and chairs
- Large lounge, with patio doors onto the west facing garden and open fire with log burner
- Large landing with study area

Kitchen & Utility

- Bespoke fitted kitchen with high-quality cabinetry
- Integrated appliances
- 70/30 Fridge Freezer
- Induction Hob
- Dishwasher
- Stone worktops
- Porcelain tiled flooring
- Dedicated utility area with space for washer/dryer and undermount cupboard
- Stone work surface

First Floor Shower Room & Ground Floor Cloakroom

- Contemporary, well-appointed design
- Duravit WC and basin
- Grohe taps and shower fittings
- Porcelain tiling to floors and walls
- Shower enclosure

External Features

- Generous west facing rear garden
- Ample external off road parking
- Space for a sun room to the rear (subject to planning permission)



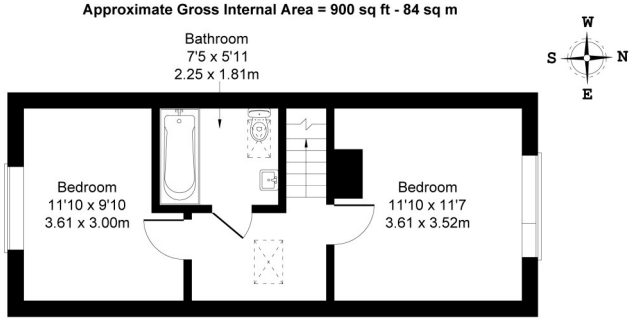




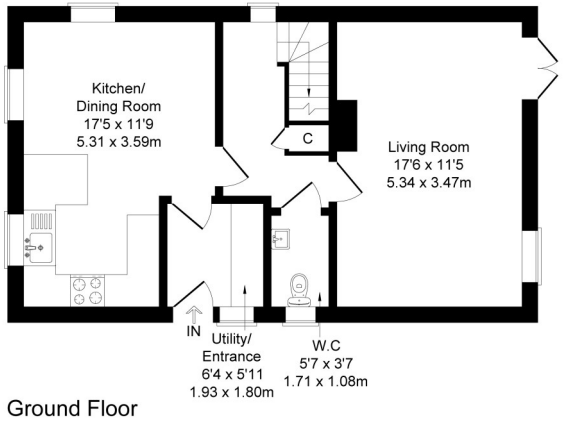


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Salisbury SP5 1RN

Approximate Gross Internal Area = 900 sq ft - 84 sq m



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.





TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band - TBC . Mains water and Drainage. Electricity. BT. LPG 47KG tanks with diverter

DIRECTIONS: From the city of Salisbury proceed in a north easterly direction along the A30 London Road as though towards Andover. Continue to follow the road for approximately three miles and turn right, signposted Firsdown, just before the Hilltop Grill and Diner. Proceed into and through the village of Firsdown crossing straight over the crossroads, proceed up the hill towards Winterslow. Proceed over the brow of the hill taking the first turning left into The Plantation. Upon entering the village, proceed past the Lord Nelson Public House and local village shop (on the right hand side), continue to follow the road as it bears to the right. Continue for approximately half a mile passing the village hall on the right hand side and take the second turning on the left into Saxon Leas.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10825