



- Stunning Detached Contemporary Village Home
  - Bright and Spacious Open-Plan Living Area
- Two/Three Bedrooms and Three Bath/Shower Rooms
  - Integral Double Garage ● Lovely Garden
- Set on the Edge of the Village, on the Fringe of Salisbury Plain

REF EO8756

## GENERAL AND SITUATION

Approximate Distances:

A303/Solstice Park 5 miles • Amesbury Town Centre 6 miles • Salisbury 14 miles  
Marlborough 15 miles • Grateley Mainline Station 12 miles

A stunning two/three bedroom contemporary village home with a fabulous open-plan living area, integral double garage and lovely garden, in a prime Avon Valley setting.

Jubilee Cottage was built in 2012, the diamond jubilee of Queen Elizabeth II, on the site of the former Haxton Dairy farmyard. Built to individual architect design, this fantastic property offers beautifully proportioned, light-filled accommodation with outstanding open-plan living spaces and delightful farmland views to both front and rear.

Haxton is an extremely desirable village nestled within the Avon Valley, on the fringe of Salisbury Plain. A comfortable walk along the footpath that crosses the River Avon leads to neighbouring Netheravon, which has a thriving local community and amenities including a village shop/Post Office, church, primary school, village hall, hairdressers and the well-regarded Dog and Gun pub.

More extensive amenities are available just three miles away in Durrington, including supermarkets (Tesco, Sainsbury's, and Co-op), a petrol station, Post Office, healthcare services (doctor, dentist, and vet), primary and secondary schools, and a leisure centre with gym, swimming pool, and recreation facilities.

Further shopping and retail options can be found in Amesbury, home to Solstice Retail Park and major supermarkets such as Tesco, Lidl, and Aldi. Amesbury also provides access to the A303, offering excellent road links to the M3, London, and the South West.

The property is conveniently positioned between Salisbury and Marlborough, both offering a wider range of cultural, educational, and leisure amenities. Mainline rail services to London Waterloo are available from Grateley, Andover, and Salisbury, while Pewsey provides services to London Paddington.

## THE RESIDENCE

An attractive home, finished in brick and timber cladding, benefiting from air-source central heating and double-glazed windows. The accommodation is well arranged and versatile; please refer to the floor plan for approximate room sizes.

The **Main Entrance** through the **Front Door** opens into an **Entrance Lobby** which has a traditional-style quarry tiled floor and a further door opening into a **Reception Hallway**. From here, two staircases rise to the **First-Floor Bedrooms** and a wide opening leads into the magnificent **Open-Plan Kitchen/Dining/Living Room**.

This impressive, light-filled room features a high-vaulted ceiling with exposed beams and glazed double doors opening out to the rear garden, along with a stable-style side door providing additional access. The modern fitted kitchen is well equipped, with a two-oven electric Aga, integrated dishwasher, fridge and freezer, two ring electric hob, electric oven, and a large built-in dresser unit. Two remote-controlled double Velux windows further enhance the sense of light and space.





The **Living Area** is centered around an attractive brick fireplace housing a logburner, while four steps lead down to a **Study**, which could alternatively serve as a **Third Bedroom** if desired.

A door from the **Reception Hall** opens into a **Ground Floor Bathroom** fitted with a panelled bath with shower mixer over, WC and wash hand basin.

Also from the **Reception Hall** three steps descend to a **Boot Room**, featuring a quarry tiled floor and access into the integral **Double Garage**. This area in turn leads through to the **Utility Room**, fitted with built-in units, plumbing for washing machine and stainless-steel sink.

Two staircases rise from the **Reception Hall** to the **First Floor**, where there are **Two Bedrooms**, both with lovely countryside views. Each bedroom has an **En-suite Bath/Shower Room**, as well as large loft storage cupboards. There is also a **Tank Room** housing the water tank system for the air-source heat pump.



## OUTSIDE

The property is set back from the village lane and has a generous front parking area with space for several vehicles.

The **Integral Double Garage** is fitted with an electric side-winding door. A wrought-iron gate to the side of the house leads around to the rear garden, which has been attractively landscaped and features a large **Patio**, lawns arranged over two levels, well-stocked flowerbeds and herbaceous borders. Additional features include a **Pergola** and a productive **Vegetable Patch** with **Five Raised Beds**, a **Greenhouse** and a **Garden Shed**, along with apple and pear trees.

There are lovely views from the garden over the adjoining pony paddocks to the farmland beyond.



  
**RURAL SCENE**  
Village & Country Homes

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Approximate Area = 1683 sq ft / 156.4 sq m  
 Limited Use Area(s) = 65 sq ft / 6 sq m  
 Garage = 308 sq ft / 28.6 sq m  
 Total = 2056 sq ft / 191 sq m  
 For identification only - Not to scale



**VIEWING**  
 Strictly by appointment only with the Agents

**LOCAL AUTHORITY**  
 WILTSHIRE COUNCIL  
 Tel: 0300 456 0100

**SERVICES**  
 MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, AIR-SOURCE CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

**TENURE** Freehold    **ENERGY RATING** D    **COUNCIL TAX** F

**DIRECTIONS**  
 Turn off the A345 adjacent to the Dog and Gun Pub, proceed through the village of Netheravon, cross over the River Avon and continue into Haxton. Follow the road around the sharp right-hand bend, carry on for about 200yds and Jubilee Cottage will be found on the left-hand side.

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Nb. This property is being sold by a relative of the agent handling the sale.



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