Flint Cottage, Stratford Sub Castle

WHITES

Flint Cottage, Stratford Road, Stratford Sub Castle, Salisbury, Wiltshire. SP1 3LG

A stunning Grade II listed cottage offered in excellent condition with no onward chain, together with garage, parking, garden and part ownership of protected land to rear.

- Wonderful Views & Popular Village
- Walking Distance to the City
- Four Reception Rooms
- Four Bedrooms
- Bathroom and Shower Room
- Kitchen/Breakfast Room
- Gas Central Heating
- Double Garage and Parking
- Useful Outbuildings
- No Chain

£720,000

4 3 3

About The Property

A grade 11 listed attached cottage, believed to date from the 16th century with flint and brick elevations under a thatched roof, full of character features including exposed timbers, floorboards and fireplaces. Ceiling heights are good, there is gas central heating with underfloor heating in the kitchen together with an AGA range cooker and the thatch was ridged and patched 5 years ago. Planning permissions have been granted for upgraded porch and conservatory. There are lovely views to the rear extending to Old Sarum and the property comes with share in a company that owns the paddock to rear offering dog walking and protection from development. The vendor has found a property so a quick sale is possible.

The cottage sits behind a mature hedge with flower beds, climbing plants and shrubs. The tiled and oak porch has a brick floor with oak door leading into the dining hall. This has exposed beams, inglenook fireplace and staircase to the first floor. The double aspect sitting room has a door to the driveway, fireplace and exposed beams. This leads through to the family room which also has double aspects, and an open fireplace. Double doors lead into the study which has an exposed brick and flint wall and bookshelves. The kitchen/breakfast room has a good range of work surfaces with base and wall mounted cupboards and drawers, twin bowl ceramic sink and drainer, range cooker space, ceiling lantern and downlighters. There is a gas fired Aga, further storage cupboards, ceiling beams, tiled floor and wainscotting.

Finally on the ground floor is a rear lobby with coat and shoe space, with wc/shower room and door leading out to the garden.

On the first floor there are four bedrooms and a bathroom. The master bedroom is double aspect with views to the rear and a wardrobe that could possibly be converted into an ensuite. The second bedroom is also double aspect with wardrobe. Bedroom three has a wardrobe whilst bedroom four has a recess for a wardrobe. The bathroom has a shower cubicle, wc, hand basin and a claw foot bath.

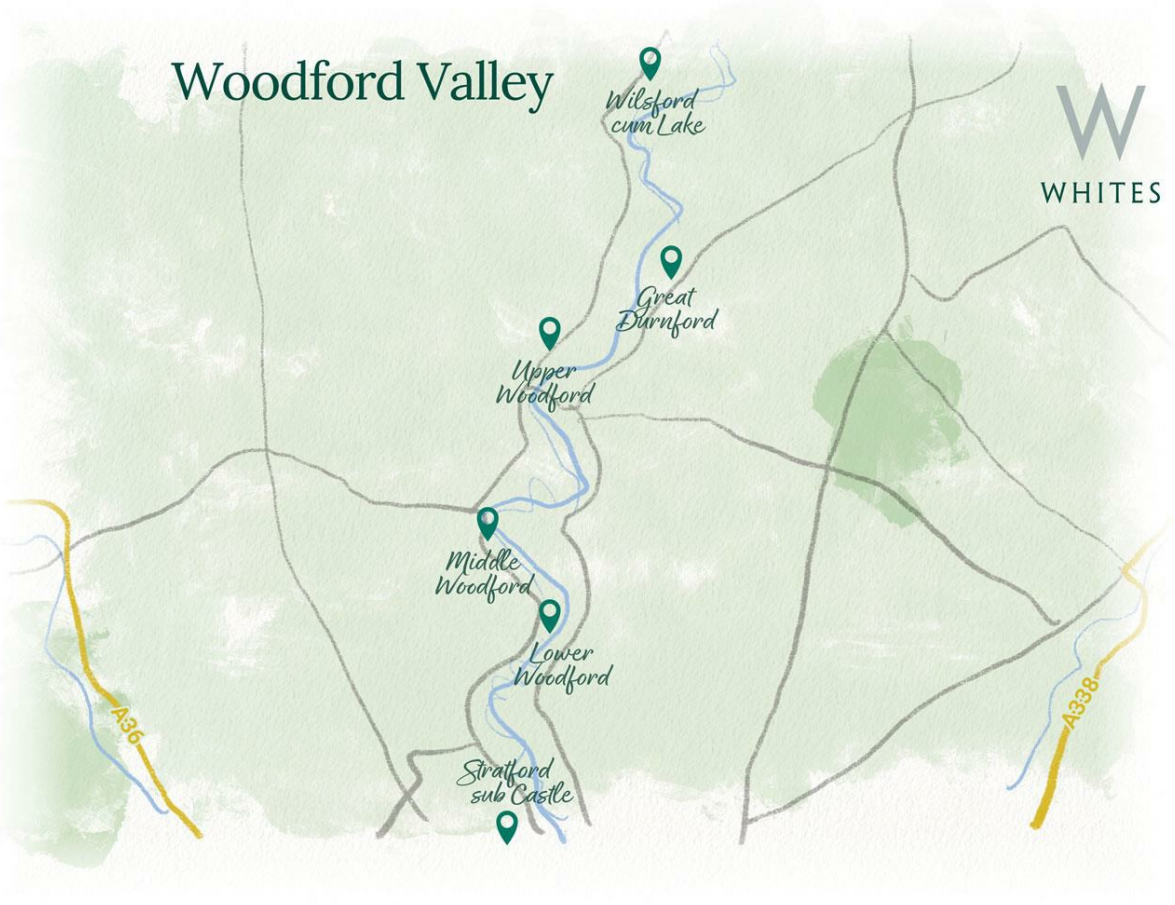
Immediately to the rear of the cottage is a private courtyard with brick and paving, walls to sides and climbing plants. Here there is a converted outhouse which has a utility room, shower room, ground floor room and a mezzanine level for bed space or storage. To the south side is a driveway with room for a couple of vehicles which leads to the garage with electric up and over door, light and power. An opening leads to a workshop to rear. The garden is a good size with lawn, flower beds, shrubs, wild garden and vegetable beds. Hedges and fencing to sides.

NB: Beyond the garden is field which extends to over 11 acres. This is owned by five local families (including Flint Cottage) to ensure protection from future developement and provides great dog walking with access over to Old Sarum.

Location

Stratford-sub-Castle is a picturesque and historic village on the northern edge of Salisbury, nestled between rolling downland and the River Avon. With a mix of thatched cottages, period homes and modern properties, the village combines rural charm with a strong sense of community. Local life centres around the village hall and café, while regular events such as the village show, gardening club and wellbeing walks reflect a welcoming and active spirit.

The remains of an Iron Age hillfort and the historic site of Old Sarum lie just beyond the village, adding character and depth to this peaceful setting. Residents also benefit from nearby amenities including a village shop, Reading Room café, tennis and leisure facilities, and easy access to Salisbury's wider offering. Quiet yet connected, Stratford-sub-Castle is ideal for those seeking quality countryside living with a vibrant community feel.



Southampton Central: 30 mins
Bath Spa: 1 hr
London Waterloo: 1 hr 28 mins

Salisbury: 9 mins
Bath: 1 hr 16 mins
London: 2 hr 23 mins

Local school: 6 mins
Local public house: 20 mins
Local amenities: 21 mins

Key Information

Local Authority:
Wiltshire Council

Council Tax:
Band: F - £4012.07 (2026/2027)

Tenure:
Freehold

Floor Area:
2067.00 sq ft

Services:
Mains gas, electricity, water and drainage.

Heating:
Gas central heating with radiators.

Directions:
From our office in Castle Street proceed north, over the roundabout into Castle Road. Bear left at the traffic lights and proceed into Stratford Sub Castle. The road bears left and right and Flint Cottage will be seen after a short distance on the right hand side.

What3Words:
///disbanded.strikers.spillage

WHITES

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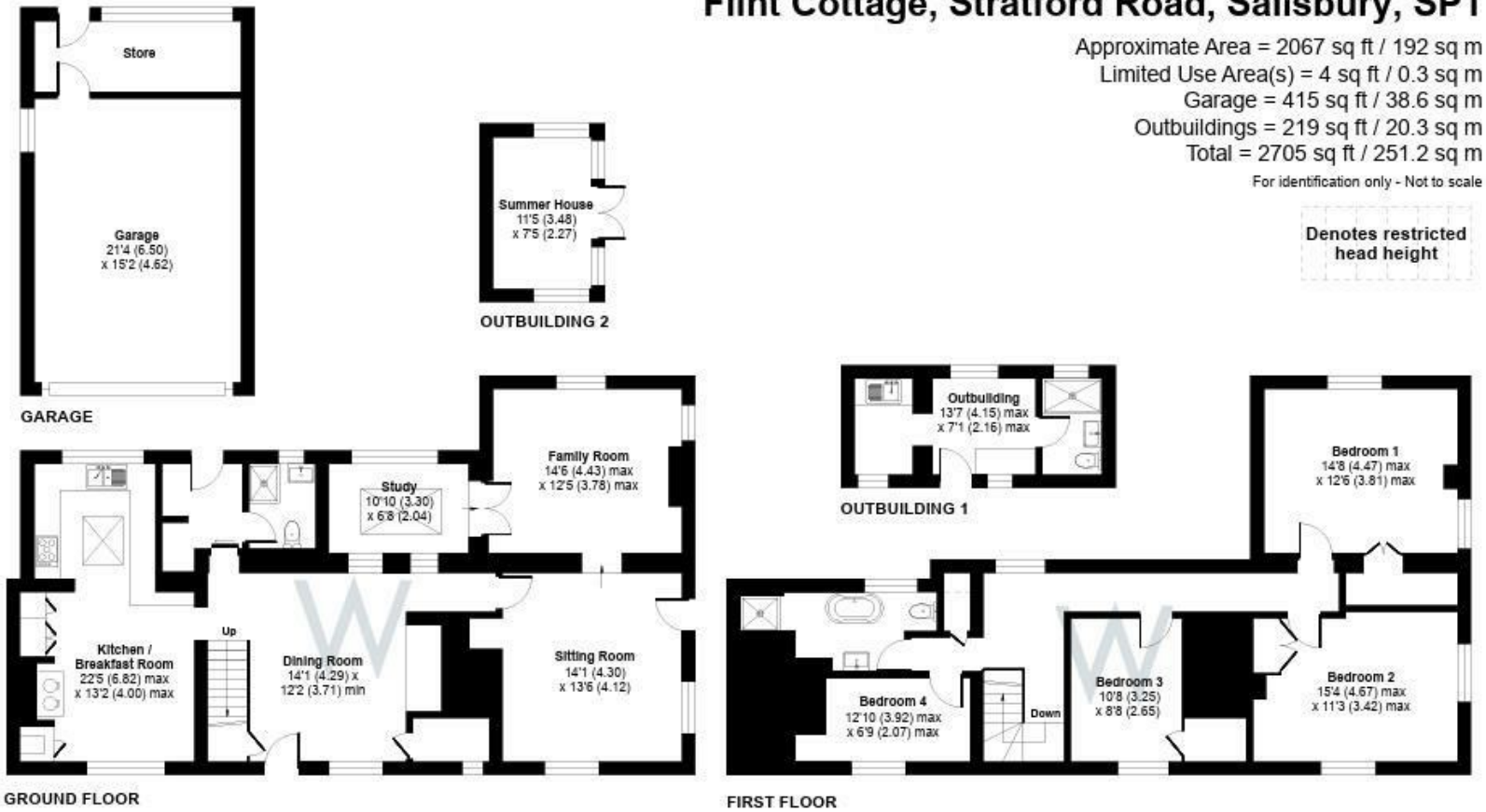
Approximate Area = 2067 sq ft / 192 sq m
Limited Use Area(s) = 4 sq ft / 0.3 sq m
Garage = 415 sq ft / 38.6 sq m
Outbuildings = 219 sq ft / 20.3 sq m
Total = 2705 sq ft / 251.2 sq m

For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for H W White Ltd. REF: 1465323

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