

No 6 Florence Court



There is much more space inside No. 6 Florence Court than its cottage-style exterior might suggest. Extending to approximately 1,163 sq ft, the house has two excellent reception rooms, three bedrooms and two bathrooms, together with a private courtyard garden. Its slightly unconventional shape is part of its appeal, creating an interesting layout with plenty of natural light and rooms that feel individual rather than uniform.

The current owners chose Florence Court when they were looking to downsize, drawn both by the amount of space the house offered and its position within easy walking distance of the centre of Wilton. Importantly, downsizing here doesn't mean having to give up the ability to entertain or have family and friends to stay - something the owners have particularly appreciated during their time here.

Downsizing doesn't have to mean giving up space, comfort or independence.





*Natural light and an interesting layout
create an immediate sense of character.*

Step inside and the entrance hall immediately gives a sense of how well the accommodation is arranged. The staircase rises through the centre of the house, with a pretty V-shaped window bringing additional light into the stairwell. A ground-floor walk-in shower room and WC is a particularly useful feature, whether for visiting guests or for anyone thinking about practicality in later years.



The sitting room is a really good size, with plenty of room for comfortable sofas and additional furniture. Double doors open directly onto the courtyard garden, extending the room outside and making the garden easily accessible.

Generous proportions and garden access make this a room for every season.





*Whether hosting family gatherings
or enjoying everyday living, this flexible
space adapts beautifully.*

The dining room is also an excellent size, with room for a large table as well as a sofa or comfortable chairs. An archway connects directly with the kitchen, while double doors open onto the courtyard garden. The layout gives plenty of options for how the space is used - perhaps as a relaxed, everyday living and dining room, leaving the living room as a more formal reception space.

Granite worktops and integrated appliances combine style with practicality.

The kitchen is neatly arranged with granite worktops and a good range of fitted cabinetry. The appliances are all integrated, including a dishwasher, combined washing machine/tumble dryer, double oven and fridge freezer, keeping everything neatly contained and making good use of the available space.





Upstairs, the landing is noticeably light and bright, with the unusual shape of the house once again adding character to the space.

The main bedroom has plenty of room plus a large fitted wardrobe and a pleasant outlook which isn't overlooked. A private door leads directly into the bathroom, which can also be accessed from the landing, creating a practical Jack and Jill arrangement.

Generous proportions, fitted storage and an outlook that feels wonderfully private.

Bedroom two is another comfortable double, while the third bedroom is ideal as an occasional bedroom, study, hobby room or somewhere for grandchildren to stay.



Sunny, sheltered and easy to maintain, the courtyard has direct access from both reception rooms.

Outside, the private courtyard garden is fully enclosed and easy to maintain. With direct access from both reception rooms and plenty of afternoon sun, it is a pleasant and private space for sitting outside. Mature and well maintained trees beyond the garden provide welcome shade and help prevent the house becoming too hot during warmer weather.

There is a freestanding garden shed and, unusually for this type of property, separate access into the garden - a very useful feature when bringing through garden furniture, plants or anything you would rather not carry through the house.

ABOUT FLORENCE COURT

Florence Court is an exclusive gated development for the over-55s, comprising nine cottages and eight apartments arranged around a landscaped communal courtyard. Designed for comfortable, practical living, the cottages offer space for both everyday life and visiting family.

Named after Florence Nightingale, a close friend of Sidney Herbert, Earl of Pembroke, the development has a strong connection to Wilton's history.

Residents enjoy maintained communal gardens with seating areas, an on-site caretaker, and allocated parking beneath a barn-style car port, plus visitor parking. The resident-owned management company oversees the development, with service charges covering communal maintenance and management costs.



LIVING IN WILTON

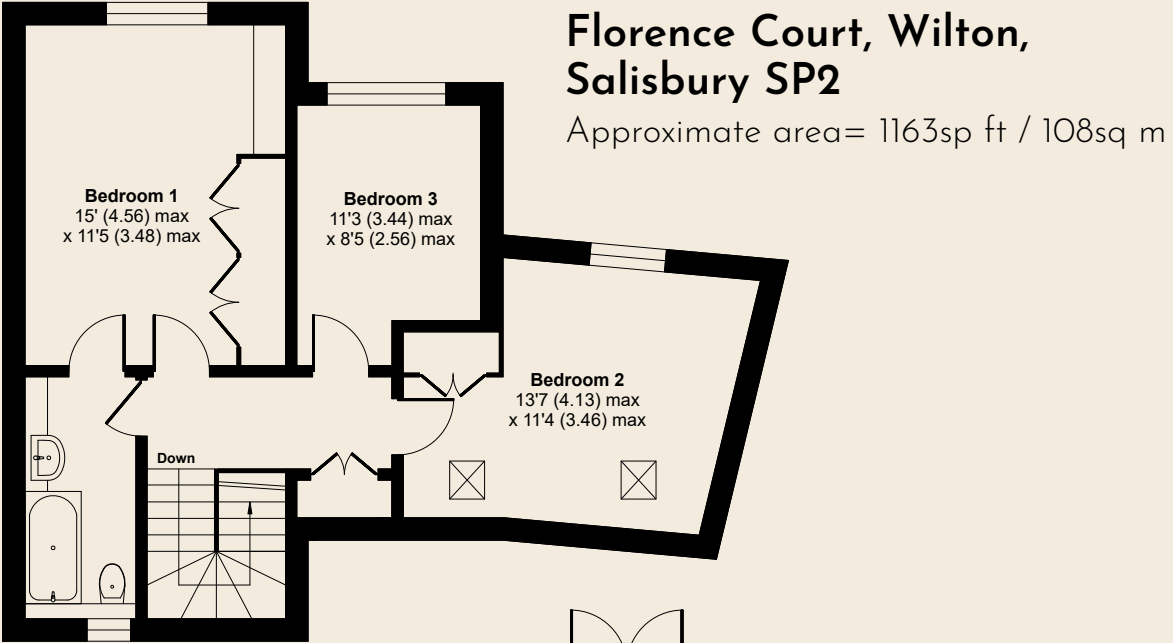
One of the key benefits of No. 6 is its convenient location. Florence Court is within a ten-minute walk of Wilton's Market Square, where you'll find cafés, restaurants, a bakery, Co-op, pharmacy, doctors' surgery, dentist, florist, gift shop, hairdressers and traditional pubs. A weekly Thursday market offers local produce and community atmosphere.

For outdoor enthusiasts, Grovely Woods and surrounding countryside provide excellent walking and cycling opportunities. Salisbury is just three miles away, with regular bus services offering easy access to a wider range of shops, leisure facilities and direct rail connections to London Waterloo and the West Country.

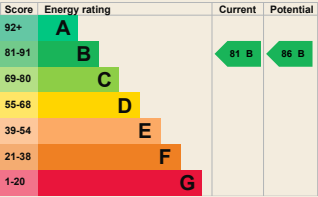


KEY FEATURES

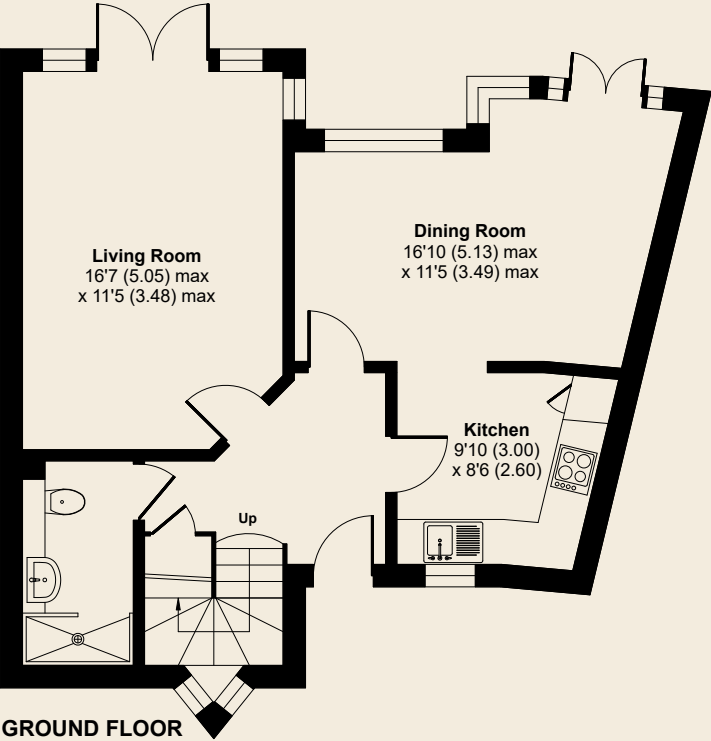
- Full postal address: 6 Florence Court, Wilton, Salisbury, SP2 OFD
- Tenure: Freehold
- EPC Rating: B
- Council Tax: Band D (Wiltshire Council)
- Approximately 1,163 sq ft of accommodation
- Three bedrooms, including two excellent double bedrooms and a third bedroom/study
- Two spacious and flexible reception rooms, both opening directly onto the private courtyard garden
- Two bathrooms, including a ground-floor walk-in shower room/WC and a Jack and Jill bathroom serving the main bedroom
- Kitchen with granite worktops and integrated appliances
- Gas central heating
- Mains drainage and services
- Allocated covered parking space plus visitor parking
- Gated over-55s development comprising just nine cottages and eight apartments
- On-site caretaker
- Offered for sale with no onward chain
- Service Charge (2026/2027): £2,125.00 per annum
- Ground Rent (2026/2027): £314.00 per annum



FIRST FLOOR



For identification only - Not to scale



GROUND FLOOR



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