

Manor Farm Cottage



Manor Farm Cottage, 16 Lower Woodford, Lower Woodford, SP4 6NQ

A beautiful detached Grade II listed thatched cottage in the Woodford Valley with stunning gardens and views over the River Avon water meadows. Offered with no chain.

- 16th Century Cottage
- Five bedrooms and three bathrooms
- Popular Village
- Large garden
- Detached garage
- Income from barn currently let at £12k p.a
- Front aspect recently rethatched
- River frontage with views over SSI water meadows
- Stunning inglenook fireplace and exposed cruck beams
- Just five miles from Salisbury & mainline station to London.

Guide Price £1,050,000





About The Property

A charming and spacious Grade II listed thatched cottage, steeped in history and set within approximately 3/4 of an acre of beautiful gardens in the heart of the Woodford Valley.

Manor Farm Cottage is a delightful period home of medieval origin, offering surprisingly generous and versatile accommodation with a wealth of character features including exposed cruck timbers, an impressive inglenook fireplace, and brick and flint elevations beneath a traditional thatched roof.

The cottage enjoys a wonderful rural setting opposite the property currently occupied by a public house, with panoramic views over the River Avon and adjoining water meadows. The property is arranged over two floors with five bedrooms, three bathrooms, and a mix of formal and informal living areas, making it ideal for family life or multi-generational living. It features oil central heating with a newly replaced boiler.

Set in grounds of around half an acre, the property also features lawns, a formal garden, a pond, and a wooded area that leads to a carrier of the River Avon. There is ample parking, a garage, workshop, garden shed, and a brick and flint detached barn which is currently let out, providing an annual income of £12,000. The barn can be made available with vacant

possession if required and offers excellent potential for conversion into an annex, home office or studio, subject to any necessary consents.

Additionally, there is further land to the rear of the garden that may be available to purchase by separate negotiation, offering the opportunity to extend the grounds or explore future possibilities.

Offered to the market with no onward chain, this is a rare opportunity to acquire a truly special home in one of the area's most picturesque and sought-after locations.

Additional Income

The property opposite pays £800 per annum to discharge treated water into land belonging to Manor Farm Cottage.

There is also a detached brick and flint barn which is currently let on a "Tenancy at Will" at £12,000 per annum.

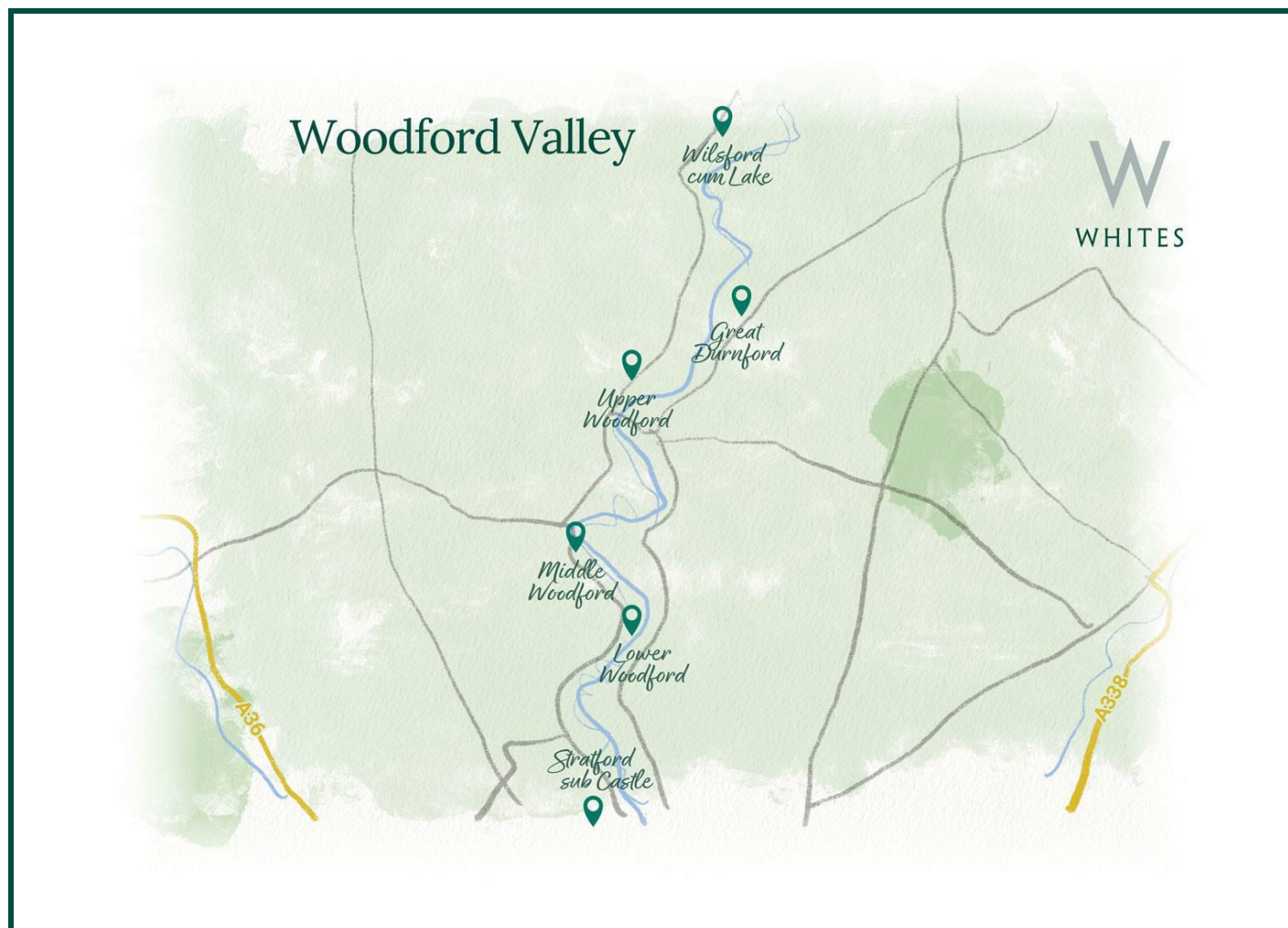




Location

Upper, Middle and Lower Woodford form a trio of charming villages in the scenic Woodford Valley, lining the western bank of the River Avon. Surrounded by rolling countryside and just a short distance from Salisbury, they offer an appealing mix of rural beauty, heritage, and a welcoming community.

Each village has its own distinct character, yet all are part of a close-knit parish, with community life centred around Middle Woodford's village hall. Regular events, local groups and an active parish website contribute to a strong sense of belonging. With excellent walking routes, a peaceful riverside setting and easy access to the city, the Woodford villages provide a tranquil yet well-connected country lifestyle.



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



Salisbury: 17 mins
Bath: 1 hr 30 mins
London: 2 hrs



Local school: 30 mins
Local public house: 1 min
Local amenities: 15 mins

Key Information

Local Authority:

Wiltshire Council

Council Tax:

Band: G - £4026.40 (2026/2027)

Tenure:

Freehold

Floor Area:



3769.00 sq ft

Services:

Mains Electric and Water, private drainage via a newly installed water treatment plant (solely serving the property).

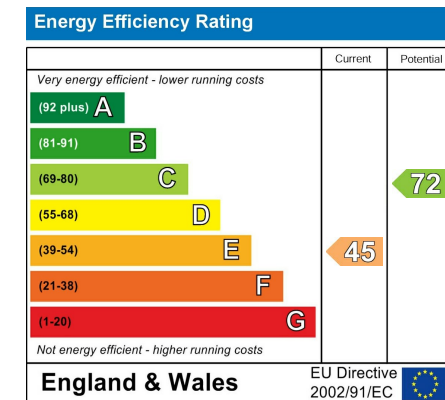
Heating:

Oil fired central heating.

Directions:

From Salisbury city proceed north over the ring road. At the traffic lights bear left to Stratford-sub-castle. Keep on into Lower Woodford where Manor Farm Cottage will be seen on the right hand side., opposite The Wheatsheaf public house.

EPC:

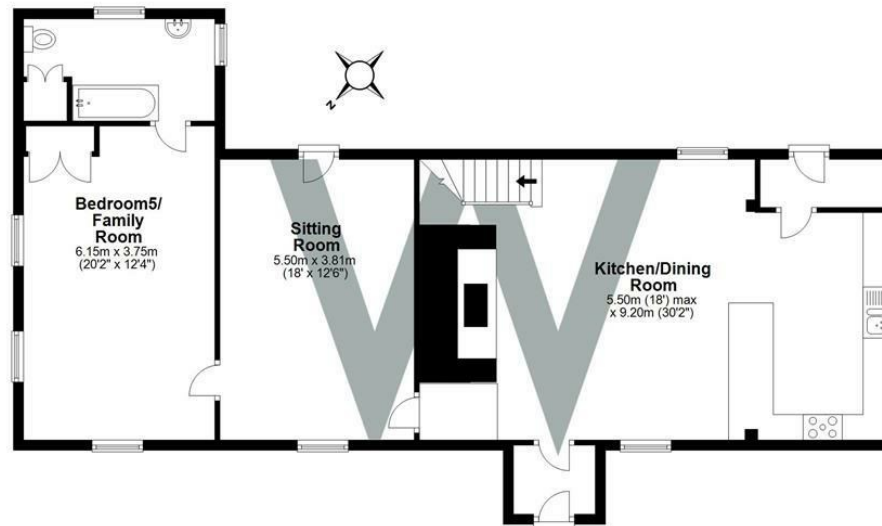


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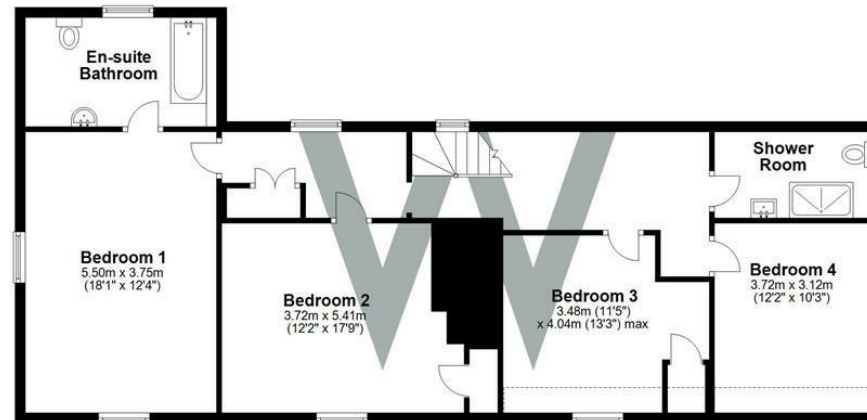
Ground Floor

Approx. 106.6 sq. metres (1147.0 sq. feet)



First Floor

Approx. 99.9 sq. metres (1075.5 sq. feet)



Total area: approx. 206.5 sq. metres (2222.5 sq. feet)