


property details **approval form**

9 Laundry Cottages, Cholderton, Salisbury, Wiltshire, England, SP4 0DT

Date: 22 May 2026

Property Ref and Version: AME105429 - 0010



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Fox & Sons office: 49 Salisbury Street, AMESBURY, Wiltshire, SP4 7AW

T 01980 624155 **E** Amesbury@fox-and-sons.co.uk

property details approval form

9 Laundry Cottages, Cholderton, Salisbury, Wiltshire, England, SP4 0DT

Date: 22 May 2026

Property Ref and Version: AME105429 - 0010

>> price

£925,000

Tenure: Freehold

>> key features

- > Luxury Four Bedroom Family Home
- > Private Location with Private Drive
- > Tax Band D
- > Three Car Garage
- > Close to A303 and Amenities
- > EPC Rating: D

>> short description

Nestled in a secluded location set in approximately 0.4 acres is this charming cottage which offers an abundance of versatile living. With private drive the choice of three entertaining areas this property is the definition of true country living at its best.

>> long description

Nestled in a secluded location set in approximately 0.4 acres is this charming cottage which offers an abundance of versatile living. With the A303 Approx 1.8 miles away and Grateley Station 2.5 miles away perfect for commuters.

The allure of the home is felt immediately upon entering the considered layout that enables use of each room with maximum privacy.

The ground level comprises a welcoming dining area with access to the orangery and styled kitchen, also offers a utility room, downstairs family bathroom and home office.

To the east is an exceptionally large reception room with views over the fields and the home cinema area which has an ensuite and storage room.

Moving upstairs the principal bedroom at the front of the home with bespoke built in wardrobe space, the ensuite and dual aspect windows allowing a flood of light with a tranquil landscaped view. Additionally, three further bedrooms all benefiting from their own private shower room.

property details **approval form**

9 Laundry Cottages, Cholderton, Salisbury, Wiltshire, England, SP4 0DT

Date: 22 May 2026

Property Ref and Version: AME105429 - 0010

The exterior is just as impressive as the main dwelling with a plethora of outbuildings including but not limited to a three-car garage, home office and additional bar / kitchen area and covered area currently housing a hot tub.

Hidden away and just as there is a feeling that this home could not offer more, the 'secret garden' which captures the evening sun is a space for truly unwinding and enjoying.

>> **directions**

>> **Agent Note**

property details approval form

9 Laundry Cottages, Cholderton, Salisbury, Wiltshire, England, SP4 0DT

Date: 22 May 2026

Property Ref and Version: AME105429 - 0010

>> room description

Entrance Porch

Solid oak and glass with stone flooring, bench seating with storage

Entrance Hall

Laminate flooring, two modern skylights

Lounge

24' 1" x 18' 5" (7.34m x 5.61m)

Solid oak door leading you into this beautiful lounge with carpet, recessed surround sound into the ceiling, a log burner and French doors leading to one of two patio areas. There is two radiators.

Dining Room

13' 9" x 15' 3" (4.19m x 4.65m)

Solid oak door, laminated flooring, understairs storage cupboard, French doors leading to the orangery.

Orangery

11' 2" x 10' 8" (3.40m x 3.25m)

Solid oak beam and glass construction, tiled flooring, tiled flooring with glass panel the lit well. There is bi fold doors leading to front lawn and patio area

Cinema Room

10' x 18' 4" (3.05m x 5.59m)

Dual aspect double glazed windows, carpet, recessed surround sound, double door storage cupboard, ceiling mounted projector, access to En-Suite

Cinema Room En-Suite

Shower, w/c, sink, side aspect window double glazed, heated towel rail

Kitchen/Diner

18' 1" x 14' 2" (5.51m x 4.32m)

Tiled flooring, dual aspect windows double glazed, electric range master, separate built in oven, radiator, integrated fridge, freezer, dishwasher, extractor hood, beer fridge.

Utility Room

11' x 6' 9" (3.35m x 2.06m)

Storage, heated towel rail, sink, space for washing machine and tumble dryer, airing cupboard and door to side garden.

Landing

Laminate flooring and carpet, radiator, stairs fir first floor landing with eaves storage

Bedroom One

19' 5" x 16' 2" (5.92m x 4.93m)

Your Fox & Sons office: 49 Salisbury Street, AMESBURY, Wiltshire, SP4 7AW
T 01980 624155 E Amesbury@fox-and-sons.co.uk

property details **approval form**

9 Laundry Cottages, Cholderton, Salisbury, Wiltshire, England, SP4 0DT

Date: 22 May 2026

Property Ref and Version: AME105429 - 0010

>> **room description**

Carpet, radiator, dual aspect window double glazed, oak beams, built in wardrobes and cupboards.

En-Suite

Tiled flooring, shower, vanity unit, heated towel rail. w/c, side aspect window, double glazed.

Bedroom Two

11' 6" x 11' 6" (3.51m x 3.51m)

Carpet, radiator, storage cupboard, side aspect window double glazed.

En-Suite

Tiled flooring, built in vanity with sink, shower, w/c and heated towel rail.

Bedroom Three

16' 4" x 9' 8" (4.98m x 2.95m)

Carpet, front aspect double glazed window, radiator, built in storage cupboard.

Bedroom Four

9' 6" x 10' 1" (2.90m x 3.07m)

Carpet, front aspect window double glazed, radiator.

En-Suite

Tiled flooring, shower, w/c, sink, velux window to the front aspect.

Family Bathroom

Solid Oak door, tiled flooring, jacuzzi bath, shower attachment, w/c sink, heated towel rail, side aspect window, double glazed.

Side And Front Gardens

Laid to lawn with a large private drive way.

Out Buildings

There is a three-car garage, space for a gym with w/c facilities. There is also a car port leading you to a purpose-built office, this leads you to a private section of the garden where you will find two entertaining areas, a summer house, hot tub room and view looking over the meadows

property details **approval form**

9 Laundry Cottages, Cholderton, Salisbury, Wiltshire, England, SP4 0DT

Date: 22 May 2026

Property Ref and Version: AME105429 - 0010

>> **room description**

property details approval form

9 Laundry Cottages, Cholderton, Salisbury, Wiltshire, England, SP4 0DT

Date: 22 May 2026

Property Ref and Version: AME105429 - 0010

>> property images



Your Fox & Sons office: 49 Salisbury Street, AMESBURY, Wiltshire, SP4 7AW
T 01980 624155 E Amesbury@fox-and-sons.co.uk

property details approval form

9 Laundry Cottages, Cholderton, Salisbury, Wiltshire, England, SP4 0DT

Date: 22 May 2026

Property Ref and Version: AME105429 - 0010

>> property images



Your Fox & Sons office: 49 Salisbury Street, AMESBURY, Wiltshire, SP4 7AW
T 01980 624155 E Amesbury@fox-and-sons.co.uk

property details **approval form**

9 Laundry Cottages, Cholderton, Salisbury, Wiltshire, England, SP4 0DT

Date: 22 May 2026

Property Ref and Version: AME105429 - 0010

>> property images

property details approval form

9 Laundry Cottages, Cholderton, Salisbury, Wiltshire, England, SP4 0DT

Date: 22 May 2026

Property Ref and Version: AME105429 - 0010

>> floor plan



Total floor area 238.0 m² (2,562 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

>> approval

	Signature	Date
Joe Sanger	<i>[Signature]</i>	22/5/26
Mr C.J. Handscombe		