

HILLSIDE COTTAGE, MOODY'S HILL, WEST DEAN, SALISBURY, SP5 1JE



We are proud to present

HILLSIDE COTTAGE

MOODY'S HILL, WEST DEAN, SALISBURY, SP5 1JE

A beautiful thatched house on the outskirts of a popular village, with charming gardens

- Main house of 2,331 sq ft
- Kitchen/Breakfast Room
- Three reception rooms
- Four bedrooms (one with dressing room) and two bathrooms
 - Beautiful kitchen garden and established grounds
 - Walking distance to the train station
 - In all about 0.34 acres





THE PROPERTY

Like so many houses of this age and style, living at Hillside Cottage is as much about the setting and location as the beautiful house itself. Endorsed by the owner of 27 years, the benefit of a community-centred village, with train links to major urban hubs, gives you the best of both country living and easy access to a wide range of amenities.

The house is not listed and offers many of the period features you might expect from a thatched house of this age. Thick outer walls (a combination of cob and brick), characterful rooms and yet, with the more modern extensions, practical living space too and a superb principal bedroom suite.

On a day-to-day basis, access is into the substantial family kitchen with breakfast/dining area, wooden units under granite counters and integrated electric oven, hob and dishwasher. There is a pantry and French doors open out on to the delightful gardens to the side. There are three main reception rooms including a family room just off the kitchen, whilst the main living room and study lie off the formal front hall. The living room has an exposed brick fireplace, albeit the wood-burner is not in use at the moment. There is a large utility area with back door to the garden, as well as a shower room and ample storage.

Upstairs, a recent extension provides a superb principal bedroom, with French doors out to the raised rear garden. There are three further double bedrooms, one with a walk-in dressing room. The top floor bedrooms are served by the family bathroom and shower room downstairs.

OUTSIDE

Situated well within its grounds of about 0.34 acres, Hillside Cottage benefits from a lovely approach from its driveway through a beautifully landscaped formal garden.

Whilst predominantly laid to lawn, there are established beds providing plenty of colour, an abundance of mature shrubs, trees and herbaceous borders. A terrace with vine-clad pergola over provides a lovely, shady area for alfresco dining. The owners have created a significant kitchen garden to one side of the house, with greenhouse, raised flower beds, a fruit cage, and an orchard with a variety of fruit trees. The garden wraps entirely around the property, and there is off-street parking for at least three vehicles.





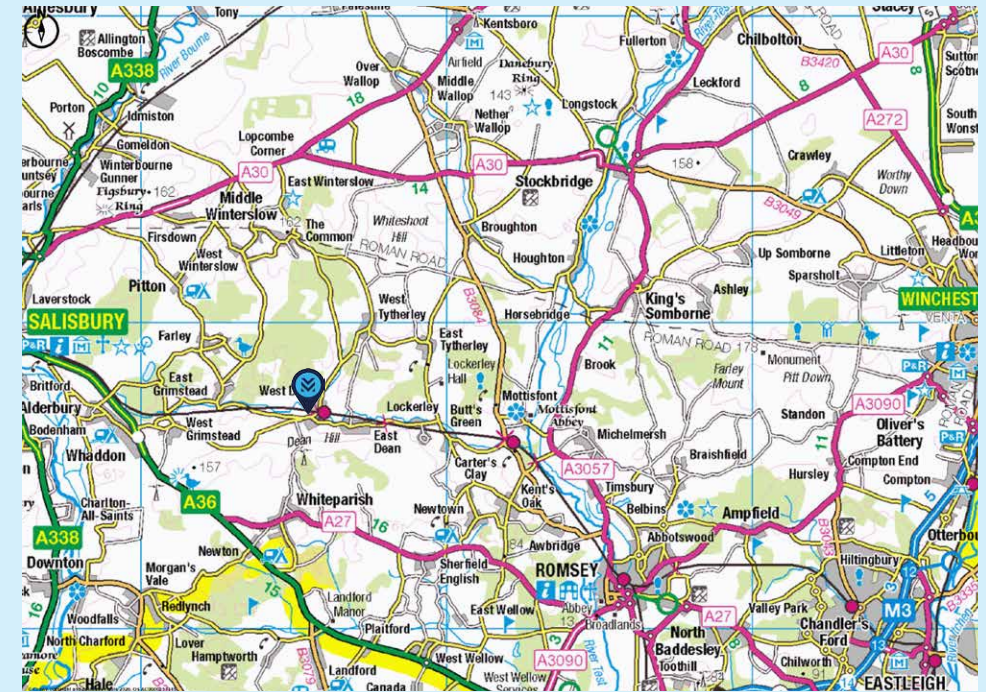
LOCATION & AMENITIES

Situated in a picturesque setting, West Dean is an ancient rural village in the Dun Valley almost equidistant from Salisbury, Stockbridge and Romsey. An outstanding feature of the village is its beautiful surrounding countryside with the wide variety of wildlife, wildflowers and many hectares of woodland.

Amenities in the village include the active village hall, a social club and recreation ground. Dean railway station is a 4-minute walk away with trains leaving hourly (13 mins to Salisbury, 11mins to Romsey and 25 mins to Southampton Central).

The neighbouring villages of Lockerley and West Tytherley both have village shops and post offices whilst the delightful boutique town of Stockbridge offers a good range of shops, public houses and restaurants.

There are excellent primary and secondary schools, for both state and private education, located in Salisbury, Stockbridge and Winchester. See here for more information: <https://findmyschool.uk/schools/salisbury>



Postcode : SP5 1JE

What3Words : ///topping.shunning.sigh

Services : Mains electricity and water. Private drainage (septic tank). Solar panels and Air Source Heat Pump for central heating and hot water. Fibre broadband.

Local Authority : Wiltshire County Council

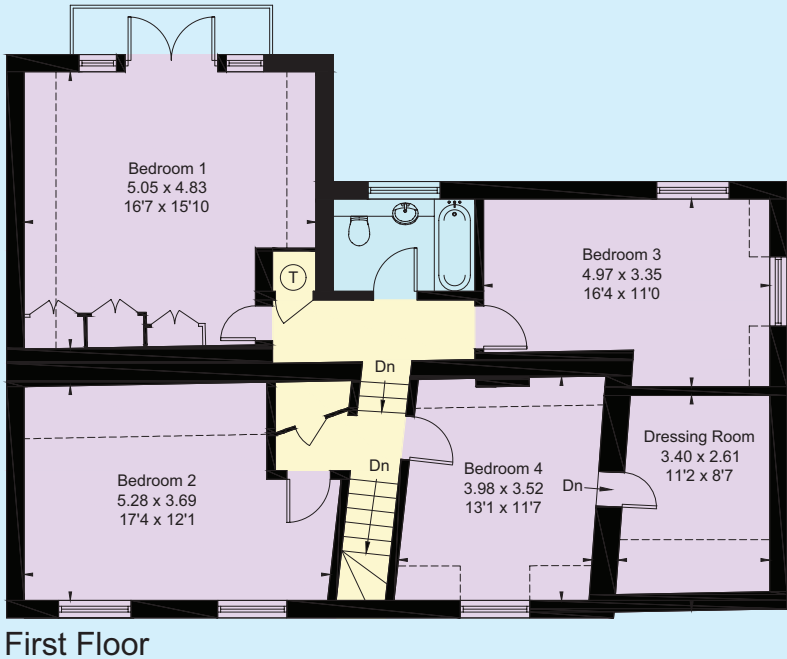
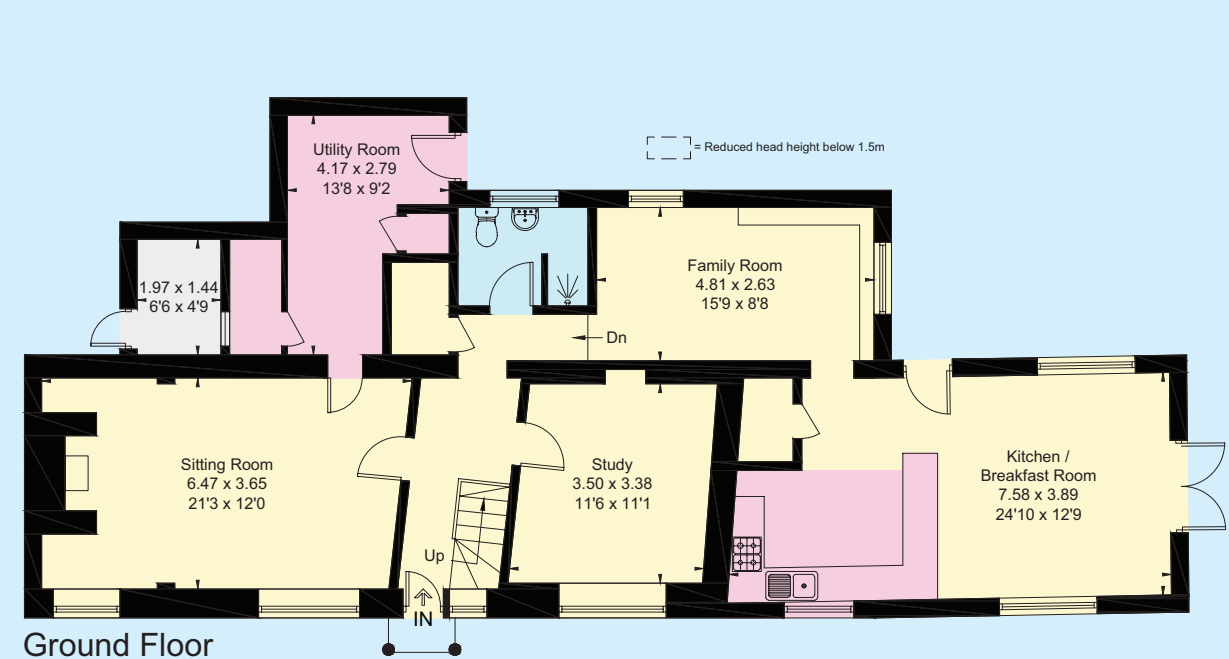
Outgoings : Council Tax - Band G

EPC Rating : D (61)

Fixtures and Fittings : Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

Viewings : Only by prior arrangement with sole selling agents Myddelton & Major.

Approximate Floor Area (Includes Areas with Reduced Headroom)
216.6 sq m / 2331 sq ft





Contact

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