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WHITES

Maple Cottage, 26 Butterfield Close, Netherhampton, Salisbury, Wiltshire, SP2 8PU

£1,250 PCM

## About The Property

A newly constructed, two-bedroom, single-storey end-terraced house within this prestigious development of 17 high-quality properties. Originally a working farm, the estate was first built in 1835 by the Pembroke Estate, showcasing groundbreaking design. This new development represents an impressive rejuvenation of the site.

Just two miles west of Salisbury, set against a backdrop of patchwork fields and woodland, lies the rural village of Netherhampton, with the northern edge of the village bordering lush, water meadows and the River Nadder.

Regular bus services provide easy access to Salisbury and all its facilities, including supermarkets, shops, theatres and healthcare services, as well as excellent state, independent schools and grammar schools.

Just south of the village is the Salisbury and South Wilts Golf Club and Salisbury Racecourse. The nearby town of Wilton offers a variety of amenities, including a small supermarket, bakery, doctor's office, dentist, cafes, pubs, a hotel with a restaurant, and a weekly market.

The accommodation has been finished to a high standard and features two spacious double bedrooms, a light and airy kitchen/living/dining room with bi-fold doors leading to the garden, a shower room, a utility room, and a spacious hallway with a cupboard. The property includes more sustainable heating through the latest generation of air source heat pumps.

Outside, there is a garden area accessible from the kitchen's bi-fold doors, complete with a patio and low-maintenance artificial grass. Parking is available in a communal car barn located opposite the house. The property has new carpets and/or wood-effect floors but is otherwise unfurnished. Curtain poles and blinds can be provided, but tenants will need to supply their own curtains.



- Hand-cut natural stone build
- Sustainable air source heating
- New high-end development
- High spec finish
- Two large double bedrooms
- Shower room
- Open plan kitchen/lounge/diner
- Covered parking
- Long term let
- Village location

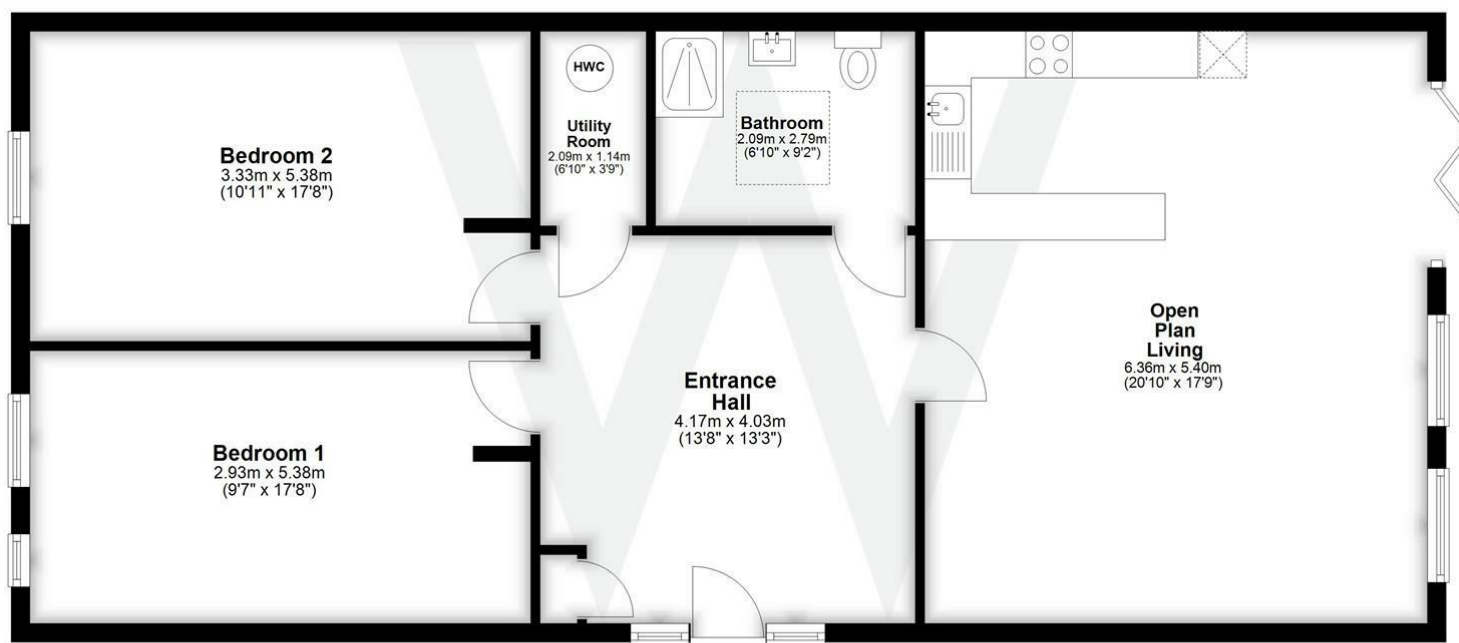






## Ground Floor

Approx. 95.5 sq. metres (1027.6 sq. feet)



Total area: approx. 95.5 sq. metres (1027.6 sq. feet)

## Further Information

Let available date: 31st January 2026  
NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: House - End Terrace

Furnish type: Unfurnished

Deposit: £1,440

Local authority: Wiltshire

Council Tax: Band New Build

EPC: B(85)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	