

4 Westcourt  
Netheravon

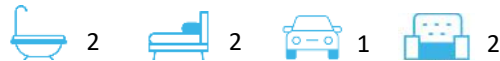




A beautifully presented two bedroom single storey cottage, within a conversion of a former officers mess. With a stunning private garden, attractive communal grounds and designated parking.

4 Westcourt, Salisbury Road  
Netheravon, SP4 9ED

Guide Price:  
£400,000



- Single storey property
- Attractive period features
- Well appointed kitchen
- Bathroom and ensuite to master bedroom
- Two bedrooms
- Bright and neutral décor
- Beautifully maintained communal grounds
- Gated, private development
- Garden
- Carport parking

## The Property

Set within the attractive grounds of West Court and East Court, this charming home is approached through private gates which open onto a gravelled driveway, where convenient car barns are provided for each property. The setting immediately creates a sense of exclusivity, set within mature trees and manicured gardens, the setting offers both privacy and tranquillity.

Accessed via an attractive communal entrance, the property opens into a hallway which leads into a stylishly appointed galley kitchen. Designed with classic cream shaker-style cabinetry, wooden worktops and integrated appliances including an oven, hob, and dishwasher, the kitchen offers both practicality and space for everyday cooking. A serving hatch connects seamlessly to the dining area, enhancing the sense of light and sociable living. At the heart of the home offers the impressive open-plan sitting/dining room with striking high ceilings, elegant panelling, feature fireplace with woodburning stove and beautiful sash windows, this space is full of character and charm. French doors open directly onto the rear garden, creating a wonderful connection between indoor and outdoor living.

A cleverly designed study area sits just off the reception space, discreet yet practical, featuring a full-height sash window overlooking the garden, ideal for home working or quiet reading. There is an enclosed utility area with newly fitted boiler and space for washing machine.

The property offers two generously proportioned double bedrooms, both benefiting from fitted wardrobes. There is a family bathroom with bath and shower over. The principal bedroom is particularly spacious and inviting, complemented by a stylish recently refurbished en-suite shower room which completes the accommodation.

**Services** - All mains services are connected, Gas central heating, mains water and waste.

Ofcom suggests Superfast broadband is available and all major mobile networks offer good service.

**Lease Information** - 999 years from 2002 (975 years remaining).

Service Charge of £1,920.00 per annum

## Tenure

Leasehold

## EPC Rating

C (74)

## Outgoings

Council Tax Band: D

## Size

1104 sq ft









## Outside

The garden is pleasantly positioned and particularly attractive during the spring and summer months, featuring well-established flower borders, mature trees and high hedging which provide both colour and a good degree of privacy. A generously sized patio area is located directly outside the French doors, creating an ideal space for relaxing, entertaining or enjoying alfresco dining while overlooking the garden. In addition, a practical garden shed is situated beside the property, offering useful external storage. There is an external tap and power point.

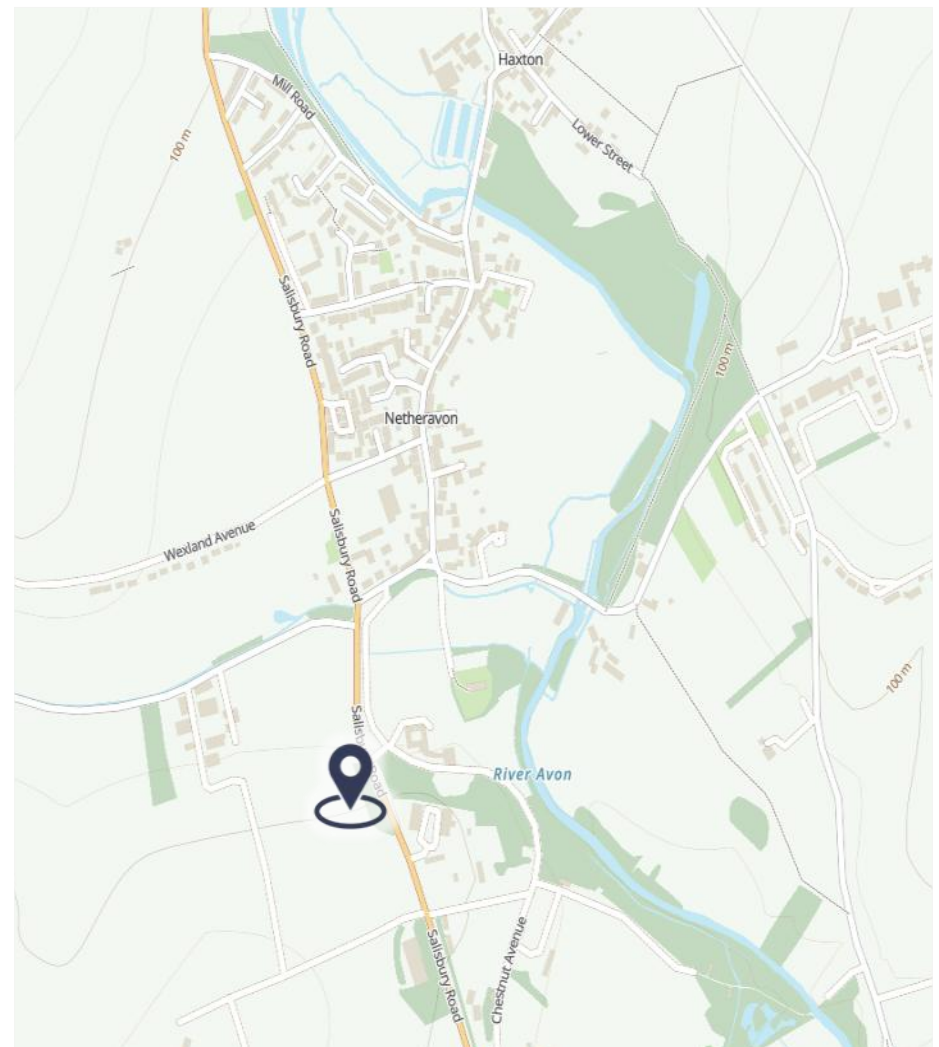
## Location

Westcourt is situated on the edge of the desirable Village of Netheravon, an attractive and busy village with a Norman Church (All Saints), post office and village store in addition to a number of excellent countryside walks. The local pub is the Dog and Gun where the fayre and accommodation are very well thought of. The A303 is approximately 4 miles south of the property, providing good access to London and the West Country.



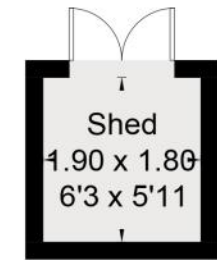
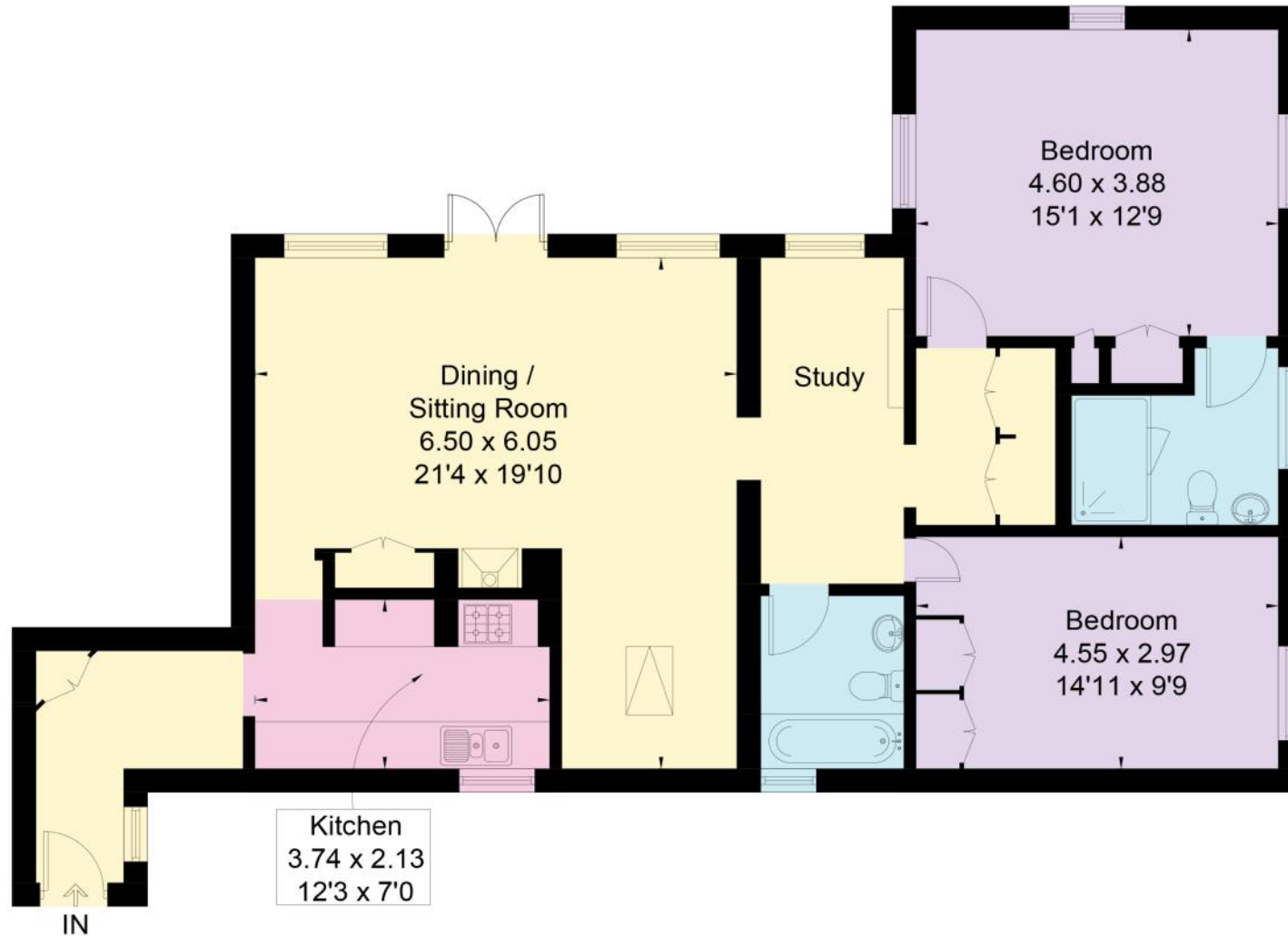
Nearby, Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with the iconic Cathedral Close sat in the heart of the city and a further plethora of restaurants, shopping, and leisure facilities close by. Salisbury has excellent road links to London, Southampton and Bournemouth, and provides direct trains to Waterloo from Salisbury station.



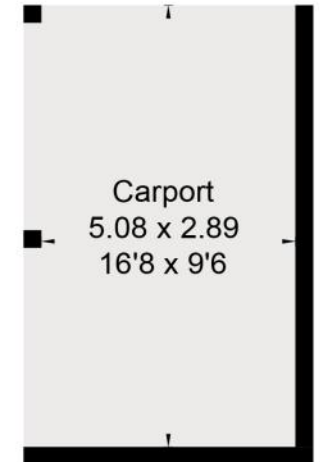




Approximate Floor Area = 102.6 sq m / 1104 sq ft (Excluding Carport/ Shed)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

## Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #104913

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