



W  
WHITES



## Sans Souci, Newtown, Sixpenny Handley, SP5 5PF

A really charming character cottage quietly situated at the end of a small lane and siding onto paddocks and woodland together with a good garden, parking, garage and studio.

- Character Cottage
- Semi Rural, Quiet Location
- Great Dog Walking and Riding
- Adaptable Accommodation
- Garage and Parking
- Studio/Utility
- Three/Four Bedrooms
- Two Bathrooms and Shower Room
- Four/Five Reception Rooms
- No Chain

Guide Price £750,000







## About The Property

A really charming character cottage quietly situated at the end of a small lane and siding onto paddocks and woodland together with a good garden, parking, garage and studio.

The cottage, believed to date from the mid 1800's, is full of character and has a wood burning stove, some wooden some tiled flooring, fireplaces, solar panels (Tesla battery available by separate negotiation) and a well in the garden. The garage block has a variety of uses and could possibly be converted into a small annex.

The accommodation flows well with considerable adaptability and currently offers a large kitchen/breakfast room with wood burning stove, dining room, sitting room, family room with wood burning stove and study/bedroom 4 with ensuite bathroom on the ground floor. On the first floor there is a master suite with dressing room, walk in wardrobe and ensuite bathroom plus two further bedrooms and a shower room. There is also an outhouse with external access perfect for logs and garden

furniture which incorporates a large separate storage cupboard. Outside the garden faces south and extends to about quarter of an acre with sitting areas, lawn, flower beds, shrubs and trees. There is also a greenhouse and garden shed. The garage block is built with timber elevations under a slate roof and incorporates a single garage with electric roller door and a utility area with wet room beyond. To the rear is a useful covered storage area.







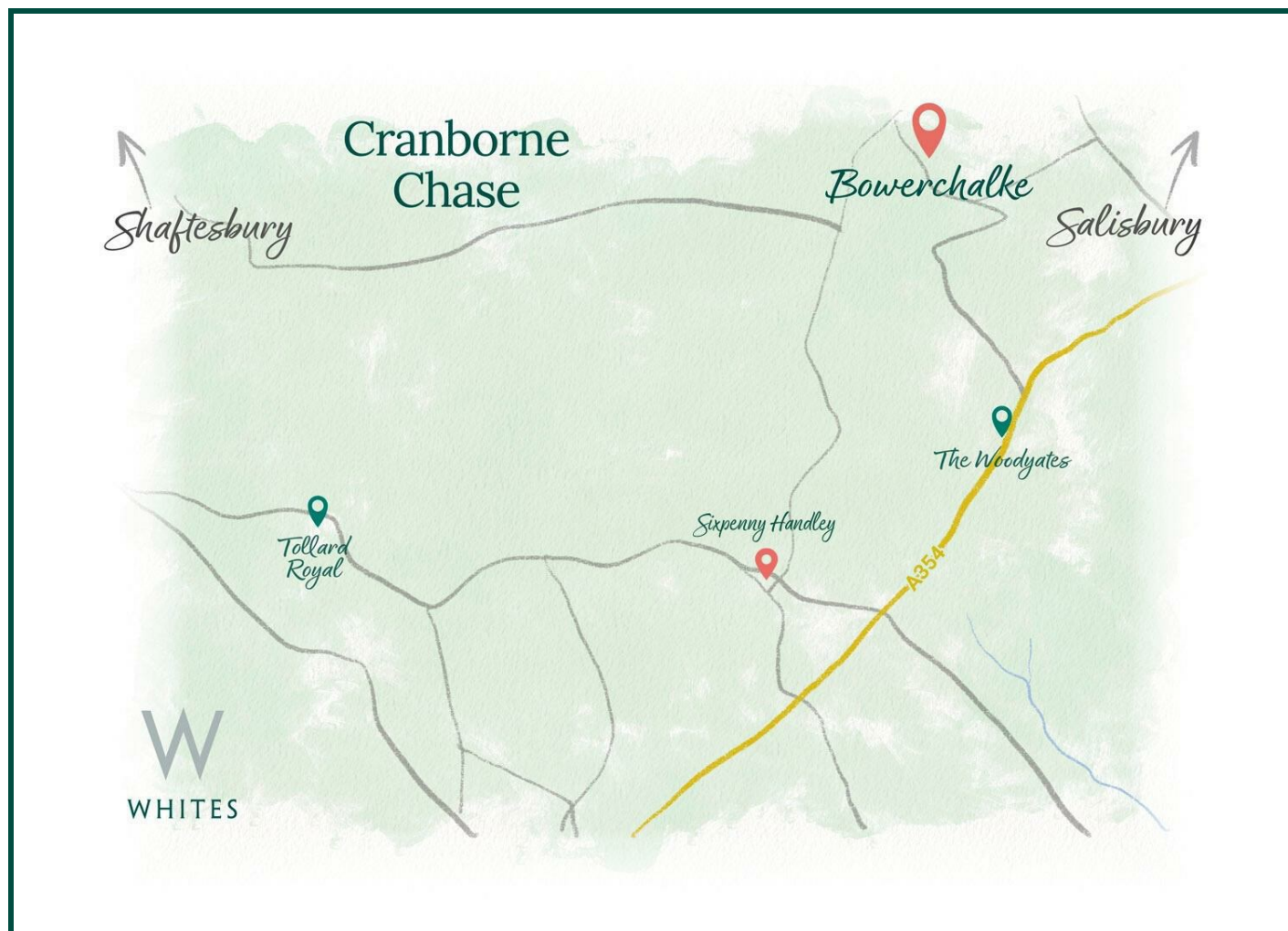


## Location

Newtown is a small hamlet located on the edge of Sixpenny Handley where there is a close-knit community with a strong sense of community spirit. The village has a thriving community centre, which hosts a range of activities and events for residents of all ages. The village also has a primary school, a doctor's surgery, and a village hall, which is available for hire for private events. Overall, Sixpenny Handley is a charming village with a rich history and a strong sense of community spirit.

Residents also enjoy easy access to outstanding natural spaces, including the RSPB's Garston Wood and Martin Down Nature Reserve—ideal for walking, wildlife watching, and enjoying the outdoors.

With its tranquil setting and rich surrounding landscape, Sixpenny Handley has the charm of traditional rural living with amenities and vibrant village life.



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



Salisbury: 28 mins  
Bath: 1 hr 23 mins  
London: 2 hr 34 mins



Local school: 30 mins  
Local public house: 30 mins  
Local amenities: 32 mins

# Key Information

## Local Authority:

Dorset Council

## Council Tax:

Band: F - £3786.74 (2025/2026)

## Tenure:

Freehold

## Floor Area:

 1757.00 sq ft

## Services:

Mains electricity and water. Solar Panels. Private drainage.

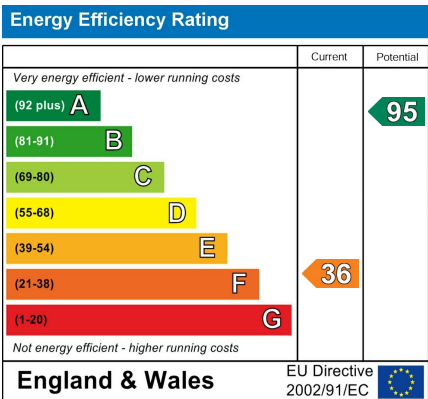
## Heating:

Electric heating.

## Directions:

From Salisbury take the A354 Blandford Road turning right at the roundabout towards Sixpenny Handley. On entering the village take the first right into Dean Lane. After 1/4 of a mile bear left to Deanland. Proceed into Newtown and take the first left. The road bears sharp right into an unmade section. Proceed to the top where Sans Souci is the last property on the right.

## EPC:



## What3Words:

///impressed.unstated.smashes



GROUND FLOOR  
APPROX. FLOOR  
AREA 1027 SQ. FT.  
(95.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 710 SQ. FT.  
(65.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1737 SQ. FT. (161.4 SQ.M.)

Made with Metropix G2019

