

Knighton Farm Cottage, 160, Netheravon Road, Durrington, SP4 8AT



 Myddelton & Major

We are proud to present

Knighton Farm Cottage

160, Netheravon Road, Durrington, SP4 8AT

A charming and characterful three-bedroom country home, combining generous accommodation with wonderful rural views with excellent potential for further enhancement

- Charming three-bedroom former pair of cottages
 - Beautiful far-reaching countryside views
 - Spacious double-aspect sitting room
 - Wood-burning stove
 - Good-sized kitchen/dining room
- Three well-proportioned double bedrooms
 - Two bedrooms with built-in wardrobes
- Oil-fired central heating with modern Worcester boiler
 - Generous parking for 6+ vehicles
- Established gardens with greenhouse and rural outlook





The Property

Knighton Farm Cottage is a charming detached period cottage, formerly a pair of cottages, now combined to create a well-proportioned three-bedroom country home enjoying delightful views across the surrounding countryside. Constructed in part block and part cob rendered walls beneath a thatched roof. The property offers spacious and versatile accommodation arranged over two floors, together with generous parking and established gardens.

The property benefits from UPVC double glazing throughout and oil-fired central heating, served by a relatively modern Worcester boiler. The wood-burning stove in the sitting room provides an additional source of warmth and adds to the property's traditional country character.

The front door opens directly into a good-sized kitchen/dining room, with a range of wall and floor-mounted units, work surfaces and tiled splashbacks. The kitchen provides ample space for dining and, subject to the new owner's requirements, offers scope for updating and reconfiguration to create a contemporary country kitchen.

An understairs storage cupboard houses the consumer unit, while a further built-in cupboard contains the modern Worcester oil-fired boiler. Stairs rise from the kitchen to the first floor.

The double-aspect sitting room is a particularly welcoming reception space, benefiting from a rear door providing direct access to the garden and a brick fireplace with wood-burning stove, creating an attractive focal point. A useful cupboard sits to one side of the fireplace.

On the first floor, the landing provides access to three well-proportioned double bedrooms, two of which benefit from built-in wardrobes. A notable feature of the first-floor accommodation is the outlook, with the windows enjoying far-reaching and attractive views over the surrounding rolling countryside, with fields and grazing livestock providing a delightful rural backdrop.

The family bathroom is conveniently positioned above the kitchen and comprises a panelled bath, separate walk-in shower with electric shower, wash basin and WC.

Outside

Outside, a substantial area to the side of the property provides parking for 3+ vehicles. The garden extends around the rear of the cottage, passing the oil storage tank and a number of older sheds, before continuing to the principal garden area. Predominantly laid to lawn, the garden enjoys a wonderful rural outlook across the surrounding countryside. The front boundary is enclosed by hedging, with fencing to the rear, while a greenhouse provides useful additional space for keen gardeners.





Location

The property occupies an appealing semi-rural position on the edge of Durrington, surrounded by the open countryside and rolling landscapes of Salisbury Plain. Durrington is a well-established Wiltshire village offering a useful range of everyday amenities, including local shops, public houses, schools, recreation facilities and a swimming pool and fitness centre. The nearby River Avon and extensive surrounding countryside also provide excellent opportunities for walking, cycling and enjoying the outdoors.

Despite its rural setting, the property is well placed for access to Amesbury, Salisbury and the wider road network. Amesbury lies approximately two miles to the south, while Salisbury is around ten miles away, with the A345 providing a direct route through the area and the A303 conveniently accessible to the south. The location also places the property within an area of exceptional historical and archaeological interest, with Stonehenge, Durrington Walls and Woodhenge all close by and forming part of the internationally recognised Stonehenge World Heritage Site.

Additional Information

Services:

All mains services are connected. Ofcom suggests broadband speeds of up to 1800Mbps are available and that all major mobile networks should have good coverage outside and good to variable inside.

Tenure:

Freehold

Council Tax Band:

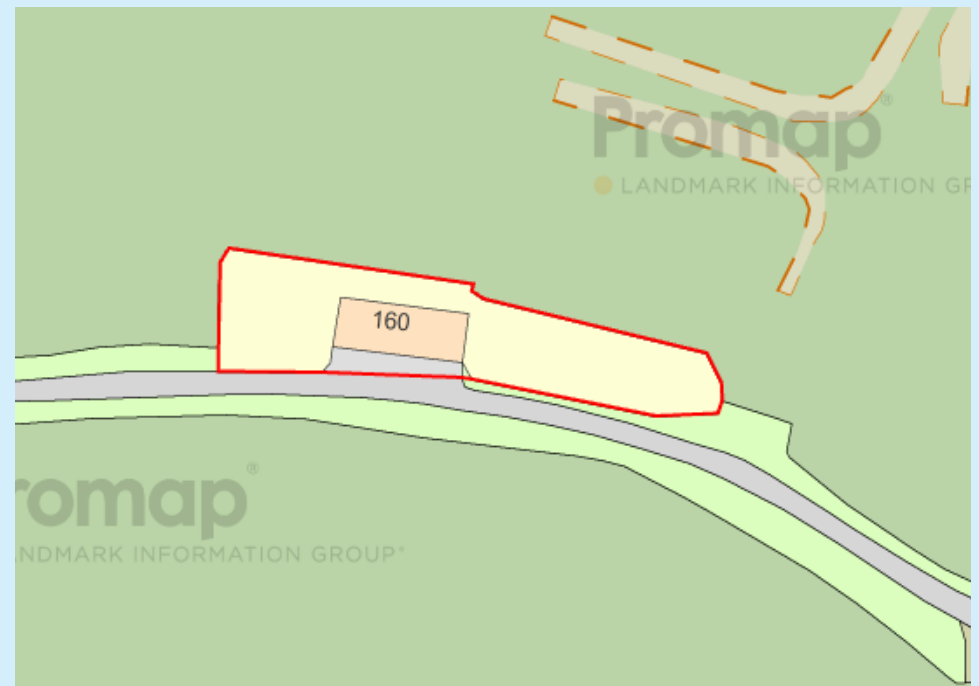
Band D

EPC rating:

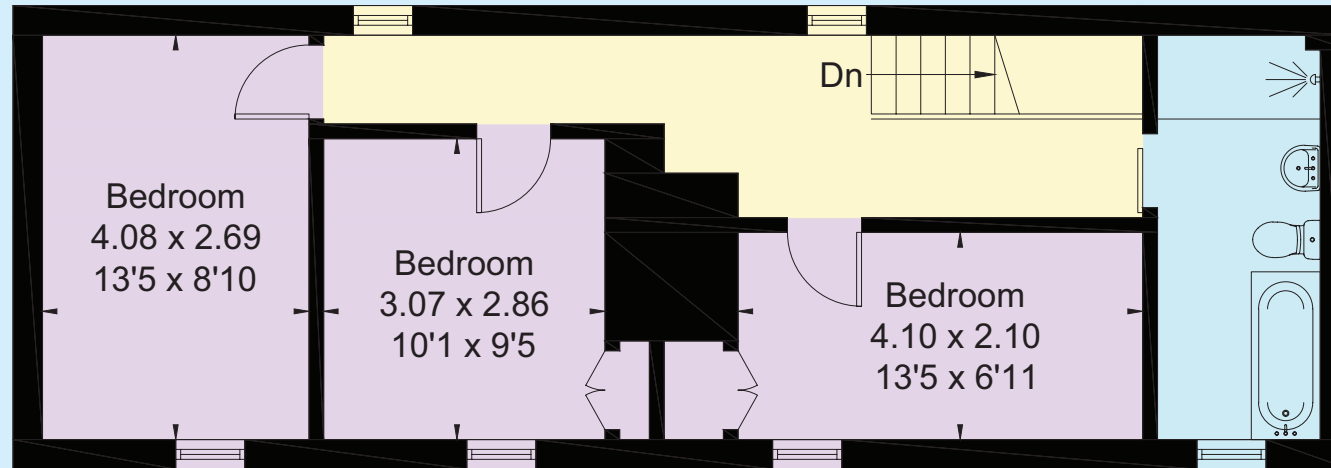
D (63)

Square Footage:

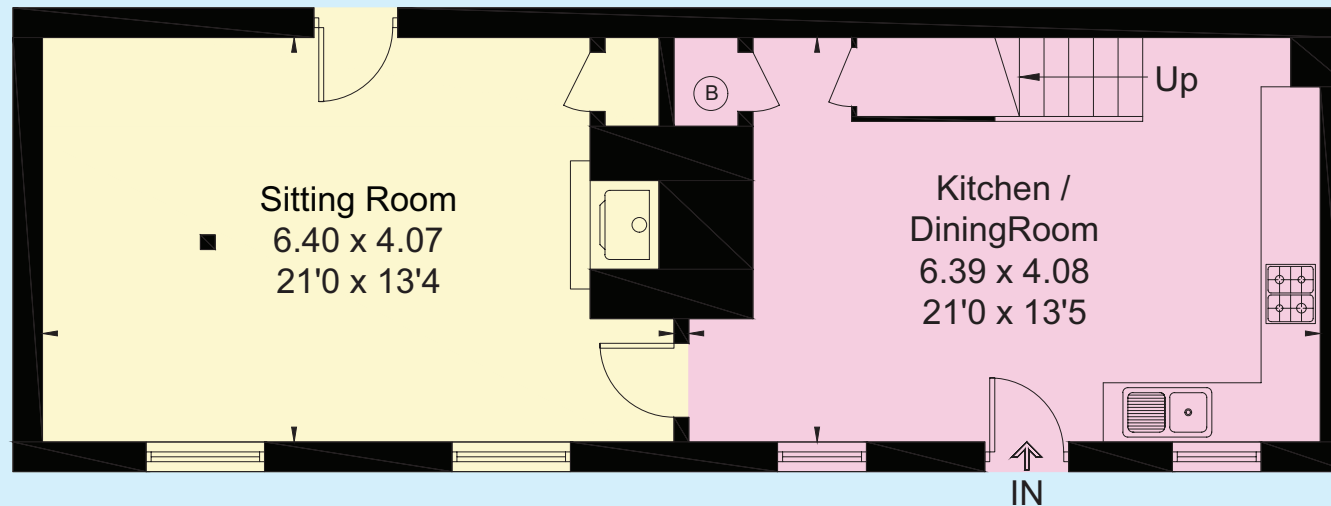
1130 ft²



Approximate Floor Area = 105.0 sq m / 1130 sq ft



Cottage First Floor



Cottage Ground Floor



Contact

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