Fox Grant

CHESTNUT COTTAGE

UPPER WOODFORD, SALISBURY, WILTSHIRE

**A Spacious Attached Family Home, Presented To The Highest Standards,
Situated In The Desirable Woodford Valley With Attractive Rural Views Over The River Avon**

OnTheMarket.com

TRUSTPILOT

SITUATION

A303 4 miles, Amesbury 5 miles, Salisbury 6 miles, Winchester 28 miles, London 83 miles
Mainline trains: *Salisbury to London/Waterloo (90 minutes)*
International airports: *Southampton 30 miles*

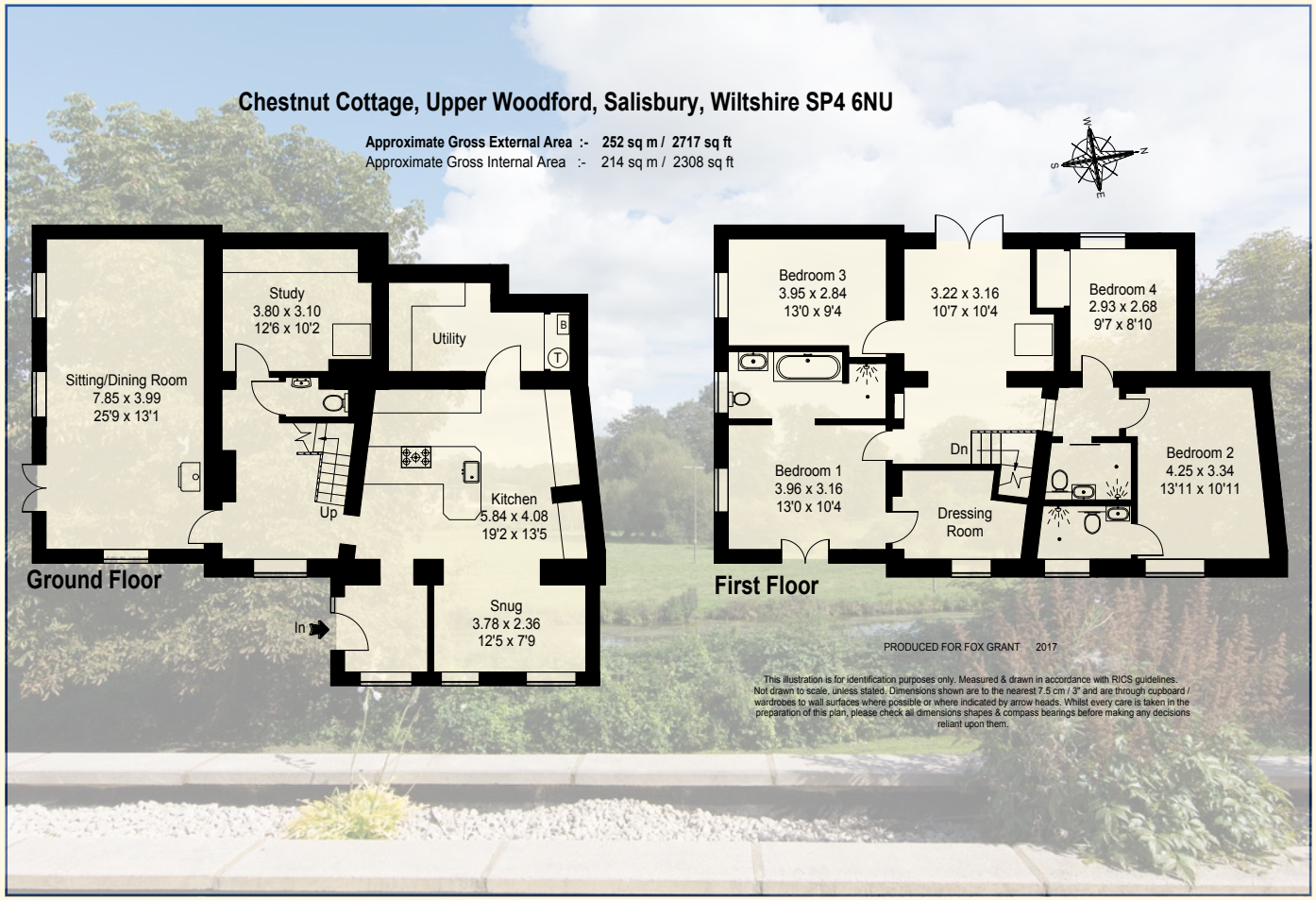
Chestnut Cottage is situated in the desirable rural village of Upper Woodford in the heart of the Woodford Valley on the edge of the Cathedral City of Salisbury. The property enjoys excellent communication links with Salisbury to the east, Shaftesbury to the west and the A303 just 4 miles north connecting London to the West Country. Mainline train services are also available from Salisbury.

Education There is an excellent range of schools in the Salisbury area including Bishop Wordsworth and South Wilts Grammar Schools, plus a host of private schools including: Godolphin, Chafyn Grove and Cathedral School with Dauntsey's to the north, Warminster north west and St Mary's and Port Regis near Shaftesbury south west. Middle Woodford has its own pre-school and a C of E primary. Further details for independents can be obtained from **isc.co.uk** or via **schoolsearch.co.uk.** More comprehensive state school information can be obtained via the local authority at **wilts.gov.uk.**

Local, Sporting & Recreational Facilities The property is situated in a rural location with a good range of facilities in the Woodford Valley villages including a primary school, village hall, 3 public houses and a number of pretty churches which serve this thriving community. A more comprehensive range of services are available in nearby Salisbury with the Roman City of Bath also within easy reach. There are plentiful walking and cycling opportunities directly from the property with fishing on the Avon by membership of the local angling club. Sailing and water sports are available on the south coast. Racing is at Salisbury, Wincanton and Bath. Golf can be enjoyed at High post and Salisbury & South Wilts.

CHESTNUT COTTAGE

Chestnut Cottage is a delightful attached family home situated in an elevated position, enjoying far reaching rural views across to the River Avon. Constructed of rendered elevations under a tiled roof the property extends to some 2,717 ft2 GEA, offering versatile family accommodation arranged over two floors. The property has under gone significant refurbishment and extension by the current owners, resulting in well presented accommodation throughout. Particular features of the complete refurbishment include a brand new kitchen, 3 new bathrooms and the creation of a separate study, whilst the property has also benefited from a new roof, windows, re-wire, re-plumb and new boiler.



In addition to the house, the property offers a separate outbuilding which currently provides garaging for one vehicle and a gym/ shower room to the ground floor with a self-contained studio/ office above.

Approached over a block work drive, the property enjoys terraced gardens with a level lawn to the rear and a patio to the side, allowing opportunities for outside dining.

The driveway provides ample parking with the garage offering secure storage.

The accommodation comprises:

- Master bedroom with dressing room & en-suite bath/shower room
- Bedroom 2 with en-suite shower room
- 2 further bedrooms
- Family shower room
- Kitchen/breakfast room
- Snug
- Study
- Sitting/Dining room with woodburner
- Utility & W.C
- Terraced gardens
- Attractive far reaching views

OUTBUILDINGS

- Single garage
- Gym & shower room
- Self contained studio/office

GARDEN & OUTSIDE

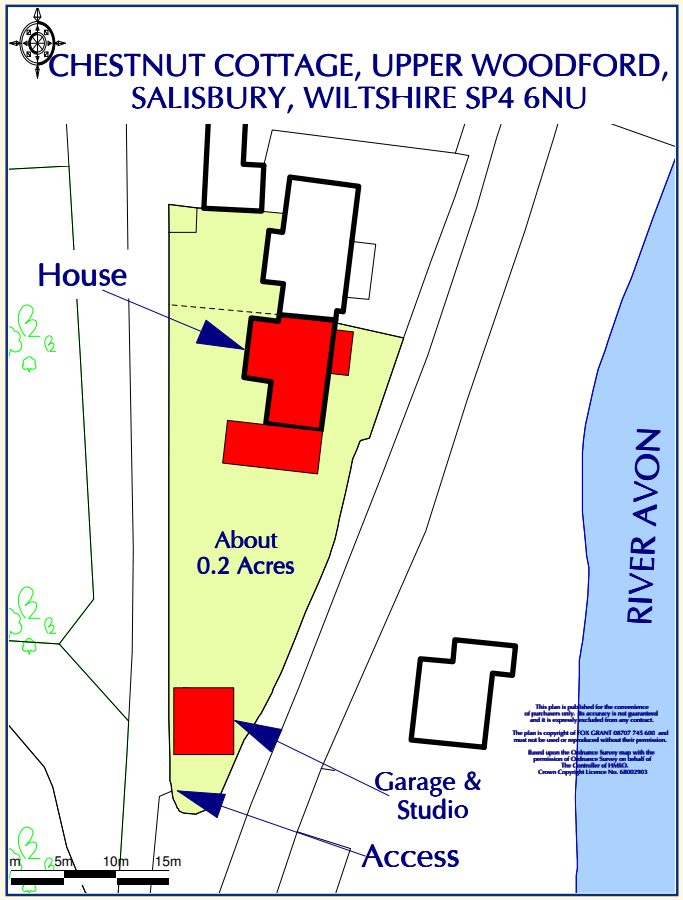
- Terraced gardens with well stocked beds
- Attractive sun terrace
- Block work driveway

In all the land amounts to about **0.2 Acres.**

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



It should not be assumed that the property has all necessary planning , building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the estate.

Rights of Way There are no known public rights of way across the property.

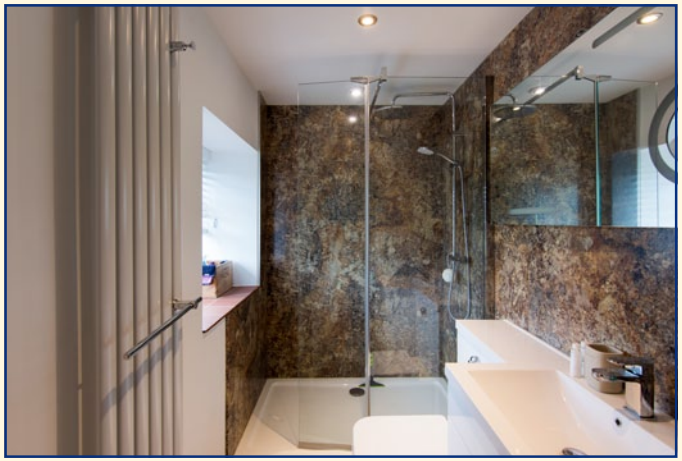
Unitary Authority Wiltshire Council Tel: 0300 456 0100

Council Tax Band F

Services Mains water, electricity, and private drainage to a septic tank. LPG central heating.

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Particulars Prepared in September 2017.



Fox Grant

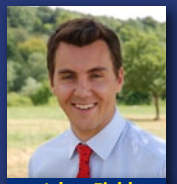
Chestnut Cottage
SP4 6NU

VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. For further information or to book a viewing please contact **Adam Field** or **William Grant**.

foxgrant.com

The Property Ombudsman


Adam Field

William Grant

DIRECTIONS

Postcode: SP4 6NU

From Salisbury head north on the A345 towards Amesbury. Turn left at the traffic lights for Woodford along the Stratford Road. Follow the road through Stratford Sub-Castle and over the River Avon to Middle Woodford. Pass the Church and School on your left and Chestnut Cottage will be found after a short distance on your left hand side adjacent to the Fox Grant sale board, before the bridge. See location plan for alternative route.