





Sunnyside Cottage Main Road, Winterbourne Salisbury, Wiltshire, SP4 6EW

- Delightful Grade II Listed cottage
- 2/3 bedrooms
- 2/3 reception rooms
- Bathroom
- Attractive gardens
- Driveway

The Property

A Grade II Listed classic English country cottage, with exposed wall and ceiling beams and pretty thatched roof. Built principally of cob and dating back, we believe, to the 17th Century, a sympathetic extension was created in the 1990's and this is now a very comfortable home of great charm. On the ground floor is a well proportioned, modern kitchen, comfortable sitting room, dining room and study (which could be used as an additional bedroom). On the first floor are two spacious double bedrooms and a smart family bathroom.

Set well back in its plot with a large, attractive garden that wraps all around the property, with a real air of privacy and seclusion. There is a large driveway providing off road parking for several vehicles and a bespoke, log cabin style garden shed.

Location

Winterbourne Dauntsey, which interconnects with Winterbourne Earls and Winterbourne Gunner, has an excellent range of facilities including churches, primary school, nursery school, cricket club and public house. It is situated approximately three miles north of the Cathedral city of Salisbury, with all its excellent range of facilities – shopping, leisure, cultural and educational, along with a well thought of theatre, twice weekly market and a mainline train station to London Waterloo (journey time approximately 90 minutes). The surrounding countryside is excellent for riding, walking, shooting and other country pursuits.

Council Tax Band: F

Tenure: Freehold

Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.

Rent: £425,000

A delightful Grade II Listed thatched cottage in the heart of Winterbourne Dauntsey, a highly desirable and active village located a short distance from the city of Salisbury.

Size: X,XXX sq ft

Council Tax: , Band



3



2



1



XX

Dilapidation Deposit: Equivalent to 5 weeks rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks rent.

Services: Mains gas, electricity, water and telephone.

Other Fees: See Website.

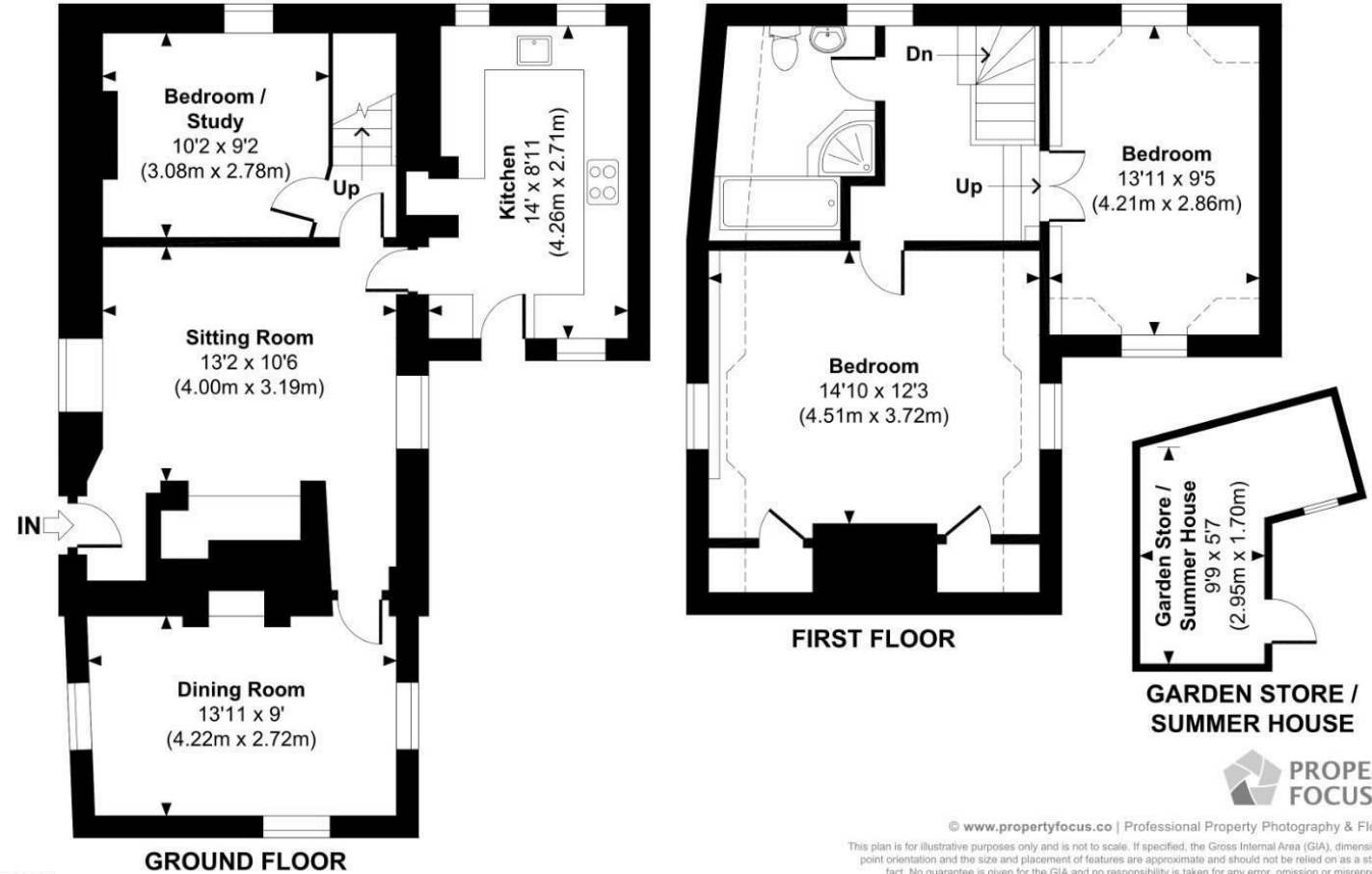




Main Road

Approximate Gross Internal Area
 Main House = 1120 Sq Ft / 104.04 Sq M
 Garden Store / Summer House = 75 Sq Ft / 6.95 Sq M
 Total = 1195 Sq Ft / 110.99 Sq M

Outbuildings are not shown in correct orientation or location. Includes areas with Restricted room height.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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