





Rent: £1,500 PCM

Riverside Cottage is a spacious period detached cottage with large private garden in a truly unspoilt & tranquil riverside position.

To be let unfurnished. Available from June 2023.

Size: X,XXX sq ft

Council Tax: Wiltshire £3,434.34
2023/24, Band G



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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 electricity, water and telephone.

Other Fees: See Website.

Riverside, Stratford Tony, Salisbury, Wiltshire, SP5 4AT

- A detached period cottage
- Picturesque riverside location
- Three double bedrooms
- Two bathrooms
- Spacious accommodation
- Large enclosed garden

The Property

Accommodation to the first floor includes tiled entrance hall and pantry with fitted shelving; cloakroom with space and plumbing for washing machine and tumble dryer; kitchen with a range of base cupboards and drawers, dishwasher, oven & hob with extractor over and fridge freezer; dining with windows to front and rear offering beautiful rural views; sitting Room with triple aspect views over the river and garden and a log burner.

To the second floor accommodation includes and spacious landing with airing cupboard; double bedroom room with window to rear overlooking the garden and fitted wardrobes; bathroom with white suite and airing cupboard; family bathroom with white suite including a freestanding shower unit; double bedroom with window to rear overlooking the garden and fitted wardrobe; double bedroom with window to front.

To the front of the property there is off road parking and a single garage. A side gate gives access to the large rear garden which is mainly laid to lawn, with mature trees, flower borders and a good size patio. Oil tank.

Location

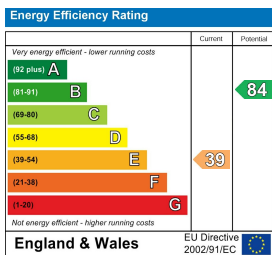
Stratford Tony is set in the Cranborne Chase and is a small rural village on the banks of the River Ebbles within the Chalke Valley, approximately 5 miles to the south west of Salisbury & 4 miles from Wilton which has a good range of everyday facilities.

Salisbury has a twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There is a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London, Southampton and Bournemouth, and provides direct trains to London Waterloo from Salisbury mainline railway station (journey time approximately 90 minutes).

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.





Disclaimer Notice:

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. iii) any area, measurement or distances are approximate. The text, photograph and plan are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



49 High Street, Salisbury, Wiltshire SP1 2PD
 01722 337 579 lettings@myddeltonmajor.co.uk
 www.myddeltonmajor.co.uk

Myddelton & Major