



The Lodge, Maddington Street, Shrewton

Myddelton&Major



The Lodge Maddington Street, Shrewton Salisbury, Wiltshire, SP3 4JL

- Charming thatched cottage
- Private garden with patio area
- Parking for 2 cars
- Three bedrooms
- Grade II listed
- Available late February 2024

The Property

A charming, detached Grade II Listed thatched cottage with private garden, and set in the heart of this popular village. Accessed via the garden, there is an entrance porch with front door which opens into the kitchen and which is fitted with an excellent range of floor and wall mounted units, integrated electric oven, ceramic hob and extractor fan. There is a cupboard below the stairs which houses the Worcester oil boiler.

A good size living room with a feature fireplace, exposed beams and the traditional front door to the property. The French doors open out onto a patio in the rear garden and there is a door to the inner hall which lead to the utility room and bathroom. The bathroom is fitted with a white suit including bath with shower over, WC and wash basin. To the first floor is a spacious landing, 2 double bedrooms and a single bedroom.

From Madding Street there is a gravel driveway with parking for two cars close to The lodge. From here a gravel path leads through the private garden to the front door of the property, the garden is enclosed by a 6 ft hedge which is maintained by the landlord gardeners and is mainly laid to lawn. There is a flowerbed below the kitchen window and to the rear of the property is a partly covered patio area which can be accessed from the living room and the inner hall.

Location

Shrewton has many local facilities which include shops, schools, doctor's surgery, churches, public house, garage/petrol station etc. The village is 11 miles (20 mins drive) north of the Cathedral City of Salisbury.

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.

****VIEWINGS SUSPENDED DUE TO HIGH DEMAND****

A charming, detached 3 bedroom thatched cottage, in the heart of Shrewton.

To be let unfurnished. No sharers or smokers. Available end of February 2024.

Size: 960 sq ft

Council Tax: Wiltshire £2,129.43
(2023/24), Band C



3



1



1



2

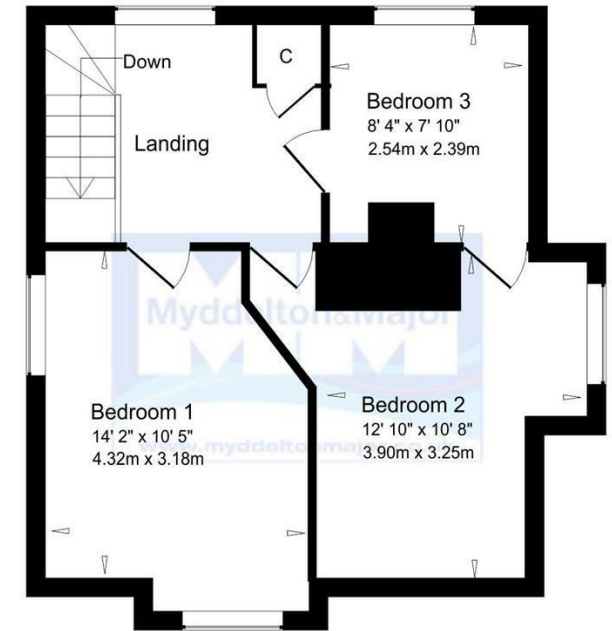
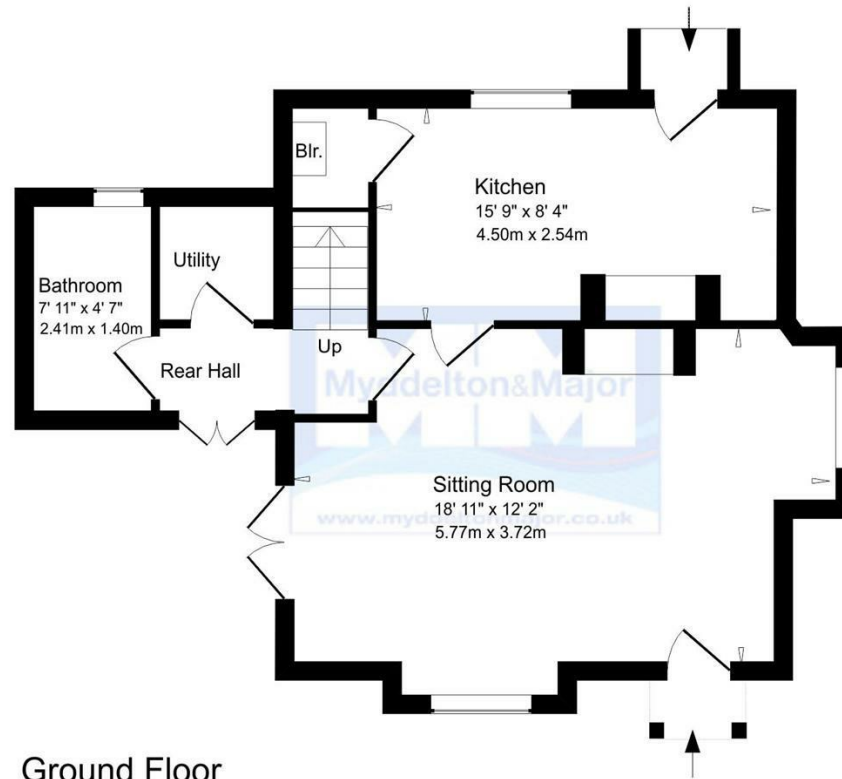
Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.

Services: Mains electricity, water and drainage. Oil fired central heating.

Other Fees: See Website.





Ground Floor

Approximate Gross Internal Floor Area 960 Sq. Ft./ 89 Sq. M

Measurements quoted are to IPMS: Residential 2
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 Drawing Number : 164-0264

First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
50	62
EU Directive 2002/91/EC	
England & Wales	

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