

Myddelton & Major

2 Brownway Cottages

NETTON





2 Brownway Cottages Highpost Road, Netton, Wiltshire, SP4 6AR

- Three Bedrooms
- Very Well Presented
- Off-Road Parking
- Highly Sought After Location
- Glorious Local Walks
- Two Receptions
- Kitchen/ Diner
- Outstanding Position and Views
- South Facing Gardens
- Light and Airy Accommodation

The Property

If a charming country cottage located within stunning Wiltshire countryside is what you are looking for then, set on the edge of the wonderful Woodford Valley, 2 Brownway Cottages will not disappoint. This charming country dwelling offers up to date and easy living in an exquisite countryside setting. The property has recently painted render with a tiled roof. The entrance hall leads through to a double aspect drawing room with double sided woodburning stove and lovely views out to the gardens and beyond. Also off the hall is the sitting room, with the opposite side of the woodburning stove and a large window also benefitting from garden views.

Through to the kitchen, which is well appointed and provides plenty of above and below counter storage with an inset sink and electric hob, the kitchen is open to the dining room and has been opened up to create one large room. French doors lead out to the south facing main garden. A downstairs bathroom completes the ground floor.

Upstairs there are three bedrooms, two double and one single. The principal bedroom has fitted wardrobes, lovely views and its own very well appointed shower room.

A wonderful and updated three bedroom cottage set in the popular village of Netton on the edge of the fabled Woodford Valley

Tenure: Freehold

Size: 1134 ft²

EPC Rating: F (37)

Council Tax Band: C



3



2



2



4

Services - All Mains services are connected apart from drainage which is via a septic tank located off site. OFCOM suggests superfast broadband speeds of about 56mbps Mobile phone coverage is varied dependant on supplier

Salisbury 5.8 Miles • A303 5.3 Miles • Salisbury Railway Station 5.9 Miles • The Bridge Inn 0.4 Miles

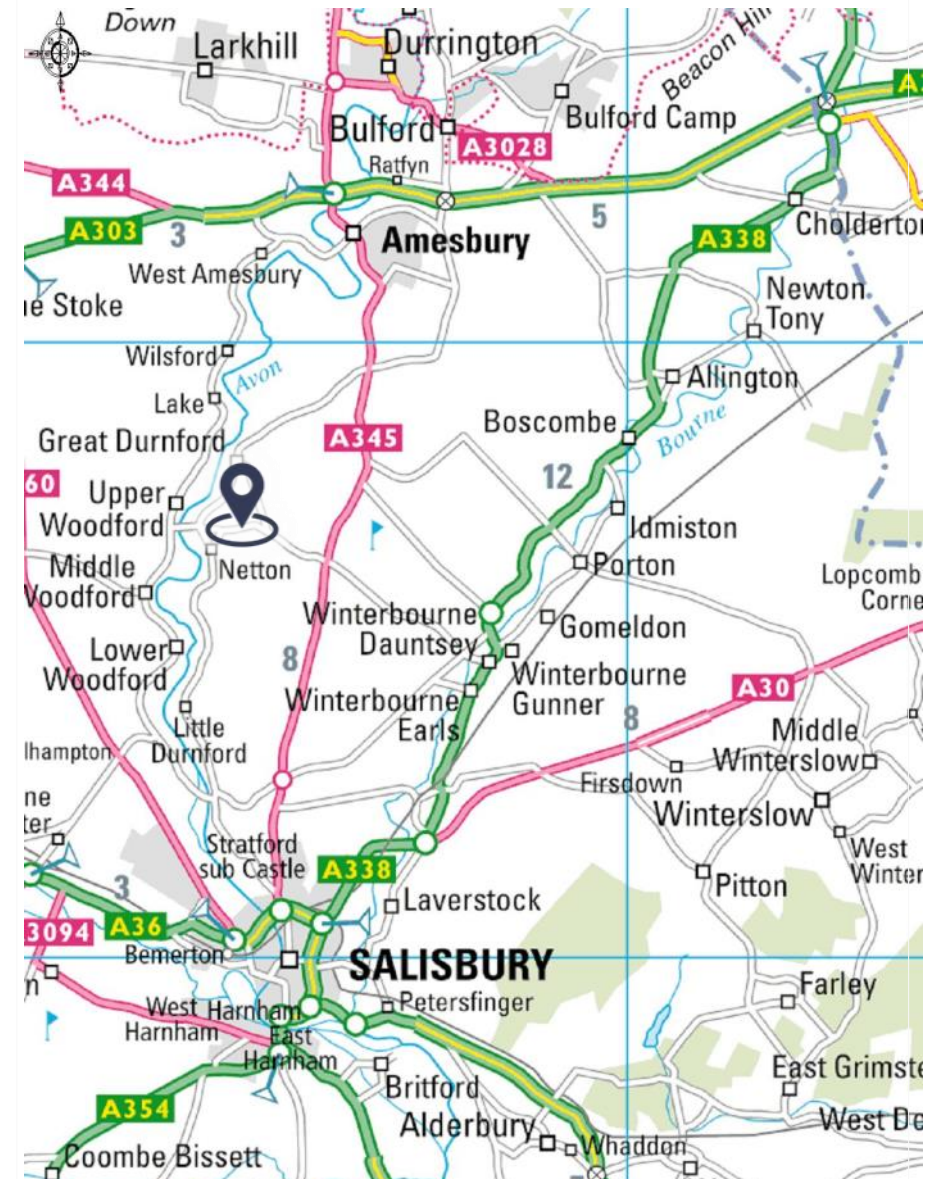


Outside

2 Brownway Cottage is set up a short gravel drive with plenty of room for parking, there is also a low maintenance garden laid mainly to lawn to the front of the property. A pedestrian gate leads through to the side of the property and on to the main garden which is south facing. To the East and South of the property are open fields and long views over stunning countryside. There is a paved entertaining area outside the kitchen perfectly placed to enjoy the wonderful aspect and of course, glorious sunsets. The main gardens are again laid mainly to lawn but also have attractive well stocked beds and a timber garden shed.

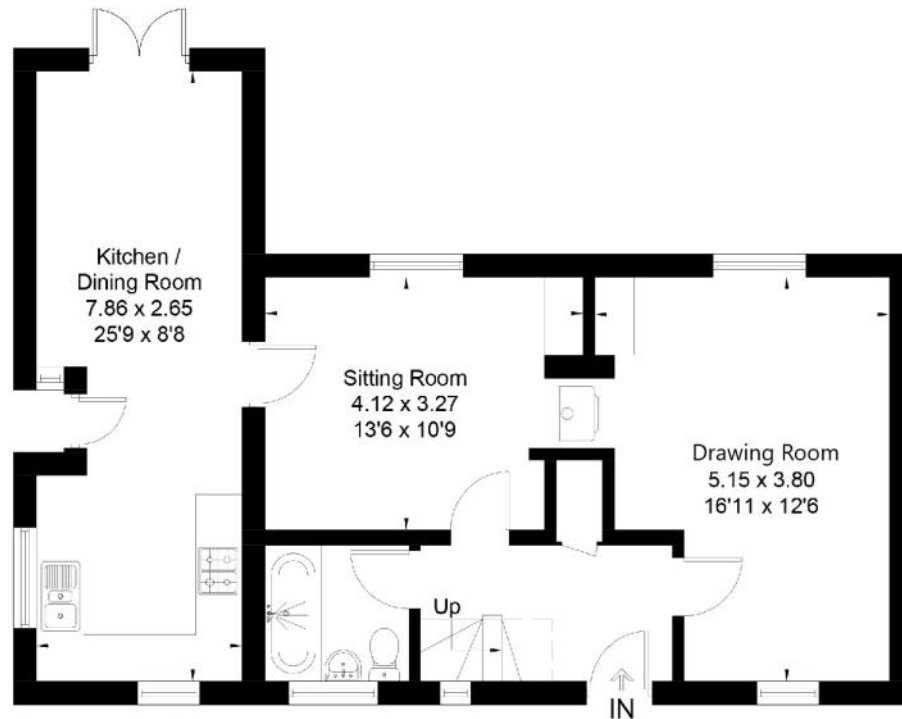
Location

The Woodford Valley runs between the A303 at West Amesbury and Salisbury and offers stunning countryside scenery with the beautiful river Avon meandering its way south. Netton is only a few miles north of the historic cathedral city of Salisbury, with its comprehensive range of shopping, cultural and leisure facilities. There are a number of well regarded schools in the area in both the private and public sectors. There are numerous walks and cycle rides along the Woodford Valley and a number of byways for riding. The A303 is close by at Amesbury linking to the M3 motorway and the nearest mainline railway stations are at Salisbury and Grateley both with frequent services to London Waterloo.

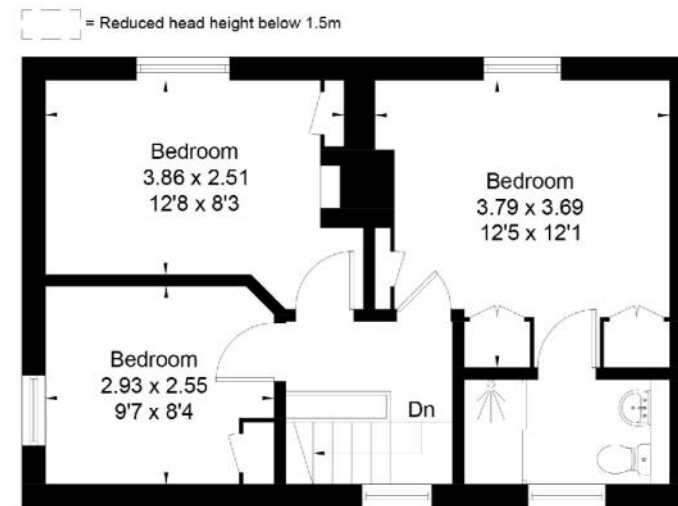




Approximate Floor Area = 105.4 sq m / 1134 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70222

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 representations of fact. iii) 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 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 337 575 residential@myddeltonmajor.co.uk
www.myddeltonmajor.co.uk

Myddelton & Major



From city apartments to country houses
and everything in between