



Yew Tree Cottage, South Street, Great Wishford, Salisbury, Wiltshire, SP2 0NN

Guide Price £700,000
Freehold

A wonderful character cottage together with garden, double garage and parking.

Description

A charming five bedroom detached thatched cottage, full of character, situated in the middle of this popular Wylde valley village with easy access to Salisbury and the A303. This is possibly the oldest cottage in Great Wishford and is believed to date from the 16th century. At one time it was a sweet shop. It has a double garage with driveway and ample parking and gardens to rear and side. There are good views to the rear over farmland. Original features include exposed timbers and fireplaces. The accommodation consists of: entrance porch, hall, cloakroom, kitchen/dining room, walk through utility area, family room, sitting room, study, five bedrooms and bathroom. Oil fired central heating, Listed grade 2, no chain.

Entrance porch

Tiled floor, double doors to disused cellar space

Hall

Stairs to first floor with cupboard beneath, tiled floor.

Cloakroom

Wc and wash hand basin, tiled floor.

Utility

Tiled floor, butlers sink, oil fired boiler for heating and hot water.

Family Room

Tiled floor, exposed beams, brick fireplace with bread oven.

Sitting Room

Inglenook fireplace with bread oven, exposed beams, built in cupboards.

Study

Built in shelving, exposed timbers.

Kitchen/Dining Room

Bay window overlooking the garden with window seat, double doors to parking area, tiled floor. Wooden worktops with cupboards and drawers beneath, butlers sink, 5 ring range cooker, further appliance space, tiled splashbacks, shelving and exposed ceiling beams.

First floor landing

Airing cupboard with lagged hot water tank.

Bedroom 1

Wash hand basin.

Bedroom 2

Double doors to wardrobe.

Bedroom 3

Single door to wardrobe.

Bedroom 4

Bedroom 5

Bathroom

Panel bath with mixer shower attachment and glass screen, wc, hand basin, part tiled walls.

Outside

The property is approached via a five bar gate which leads to the tarmac parking and turning area. To the side is an area of lawn with hedging to the front, flower beds and shrubs. The rear garden is laid to lawn with flower beds and shrubs. The whole is enclosed by walls, timber fencing and hedging.

Garage 17'6" x 15'10" (5.34 x 4.84)

Two up and over doors, power and light.

Services

Mains water drainage and electricity, oil fired central heating.

Directions

Leave Salisbury on the A36 Wilton Road. Proceed through South Newton and just before The Swan Inn on the right, turn left to Great Wishford. Continue over the bridge and turn left into South Street where the cottage will be seen on the left hand side.

Outgoings

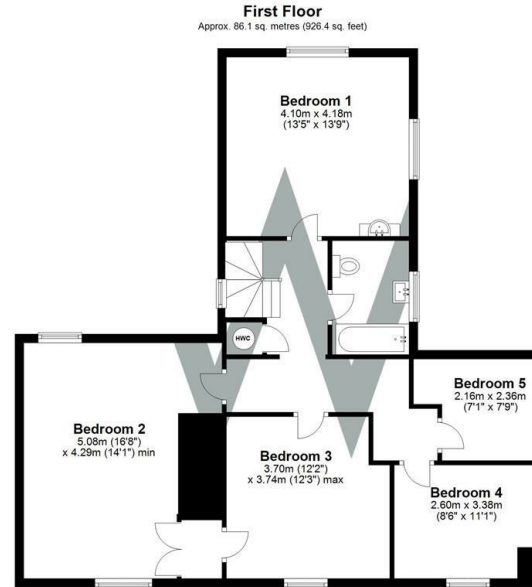
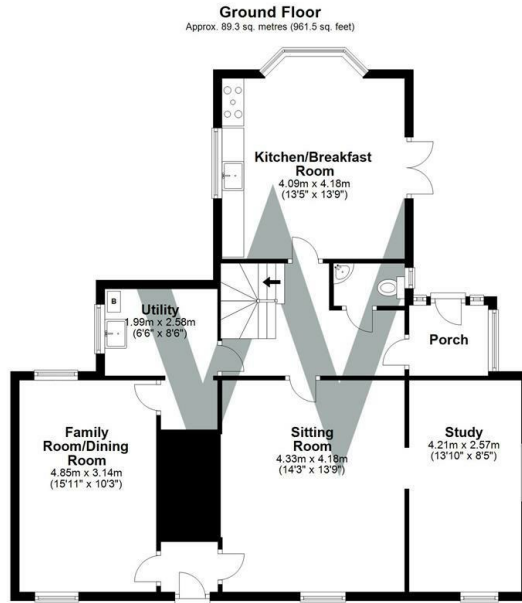
The Council Tax Band is 'F' and the payment for the year 2023/2024 payable to Wiltshire Council is £3,023.34.

WHAT3WORDS

What3Words reference is: [///circular.erupt.perfectly](https://www.what3words.com/circular.erupt.perfectly)

WHITES

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



