



Deans Farm Cottage Stratford Sub Castle, Salisbury, Wiltshire, SP1 3YP

£1,200 PCM



## About The Property

This charming single-storey cottage offers well-presented accommodation in a peaceful and private setting. Accessed via an electric five-bar gate shared with the main house, the property benefits from a gravel driveway providing off-road parking. The front door—an impressive original solid wood feature—opens into a spacious, dual-aspect sitting room with French windows leading out to the enclosed rear garden.

The kitchen is well equipped with a range of base and wall-mounted units, granite-effect worktops, an electric oven with ceramic hob and extractor above, and a stainless steel sink positioned under a front-facing window. Adjacent to the kitchen is a separate utility room with fridge/freezer and plumbing for laundry appliances.

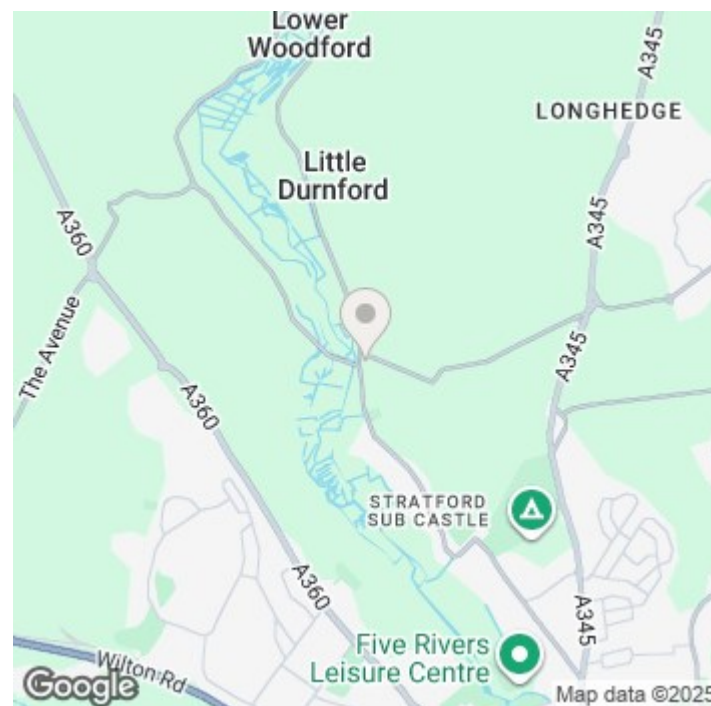
The bedroom is a generous double with a dual aspect and direct access to a large bathroom, which includes a panelled bath with shower and glass screen, a vanity unit with basin and mirror, low-level WC, a heated towel rail, and a spacious airing cupboard.

Externally, the rear garden is laid mainly to lawn and enclosed on all sides by attractive brick walling, with a paved patio area and a useful shed. Internally, the property benefits from wood-effect flooring throughout, electric heaters, and secondary glazing. Please note that due to the proximity of the main residence, occasional dog care may be requested by the landlords.



728.00 sq ft

- Characterful single-storey cottage
- Quiet rural setting near Salisbury
- Large sitting room with French doors
- Modern kitchen with appliances
- Separate utility with fridge/freezer
- Double bedroom with en-suite bathroom
- Enclosed garden with lawn and patio
- Off-road parking behind electric gate
- EPC: Band C
- Occasional dog care required



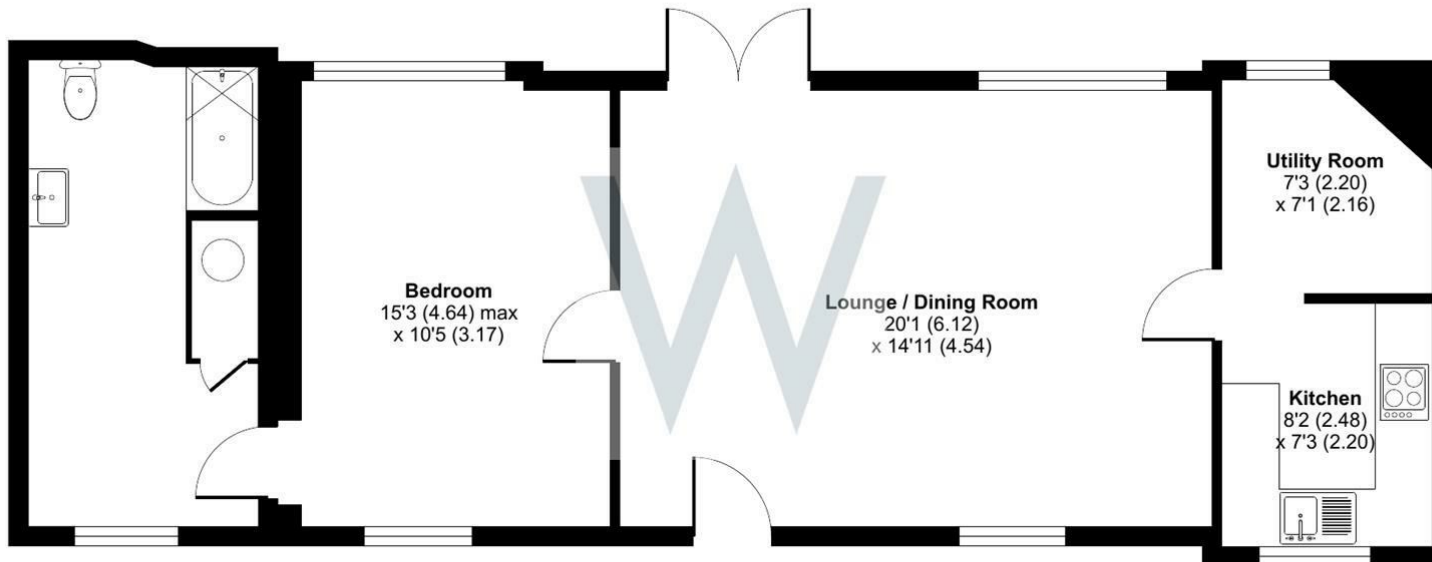




## Stratford Sub Castle, Salisbury, SP1

Approximate Area = 728 sq ft / 67.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for H W White Ltd. REF: 1309126



## Further Information

Let available date: 20th June 2025  
NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: Cottage

Furnish type: Unfurnished

Deposit: £1,380

Local authority: Wiltshire Council

Council Tax: Band B

EPC: C(69)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	