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## Sandringham Cottage, Stapleford, Wiltshire. SP3 4LN.

A nearly new detached house, built in 2022 to a very high standard, offering exceptionally spacious accommodation over three floors and situated in a popular village.

- Built in 2022
- Air source heat pump
- Views to front
- Driveway parking
- Sash windows and shutters
- Four Bedrooms
- Bathroom and Ensuite Shower Room
- Downstairs Cloakroom
- Wood burning Stove

Guide Price £535,000





## About The Property

A nearly new detached house, built in 2022 to a very high standard, offering exceptionally spacious accommodation over three floors. Heating is via air-source heat pump with underfloor heating to the ground floor and radiators above. All windows are double glazed sash and there are shutters to some windows. The double aspect sitting room has a wood burning stove and the kitchen/dining room has a terrific range of fitted units. On the ground floor there is also a utility room and cloakroom. On the first floor there are two double bedrooms, en-suite shower room and family bathroom, whilst on the second floor there are two further bedrooms.

To the side of the property is a driveway with a wooden garden shed (10 x 6'), and parking for two vehicles, plus electric car charging point. A pedestrian gate leads to the rear garden (30 square metres in size) which is laid to paving and a newly laid turf area, and wooden stairs lead up to a raised decking area (16 square metres) that has potential for extension.

Situated some seven miles to the north-west of

Salisbury in the Wylde Valley, Stapleford is a highly sought-after village with a mix of modern and old properties. There is a useful shop, petrol station on the A36, whilst one mile to the north is the village of Berwick St James is The Boot public house. and a free school bus service to Wylde Valley Primary School in Codford and it is in the catchment for Salisbury and Market Lavington secondary schools, with a bus route to both. The A303 is some four miles away, with access to London and the West Country.



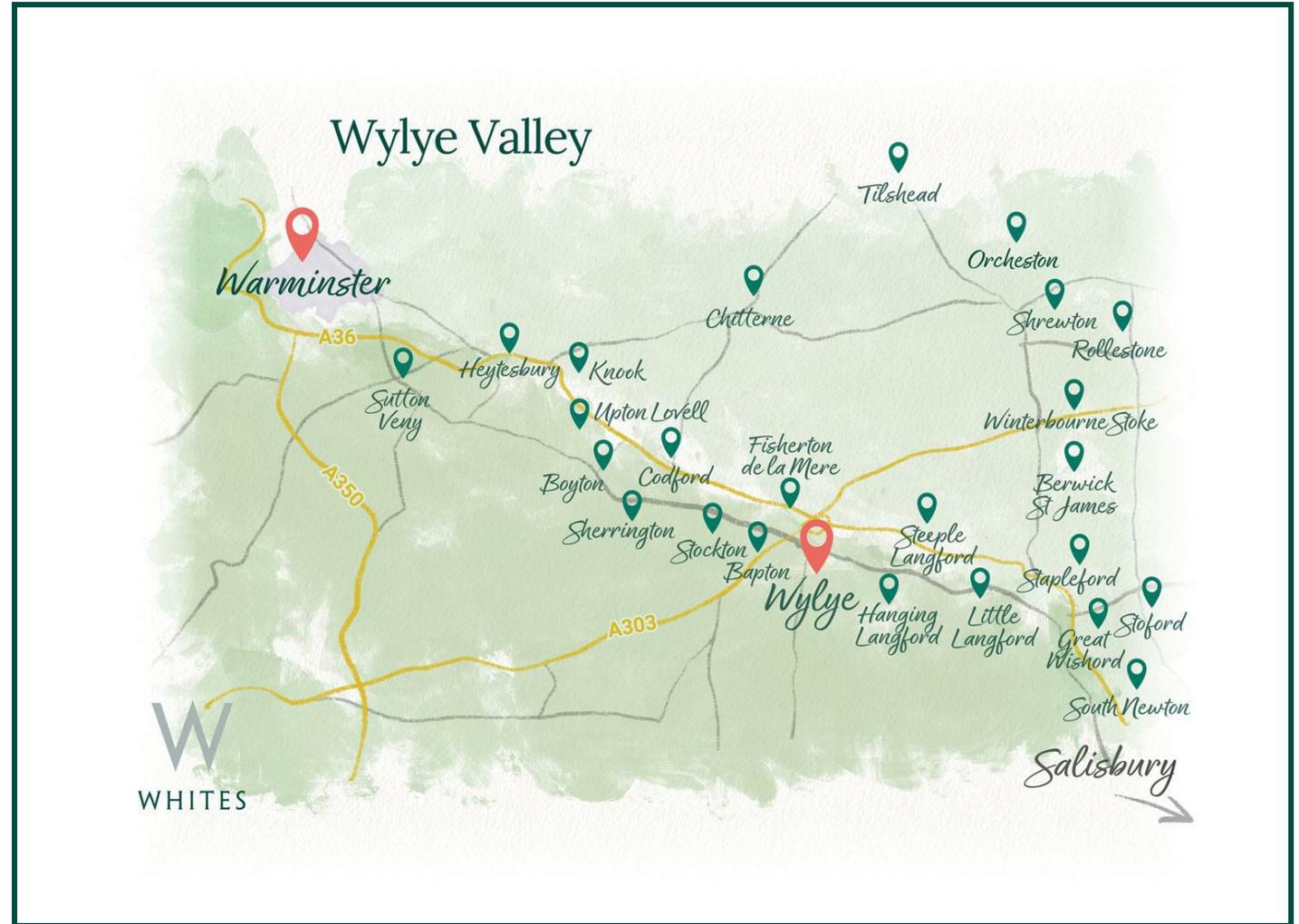


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## Location

Stapleford is a charming village nestled in the Cranborne Chase National Landscape, surrounded by rolling downland and picturesque countryside. With the River Till running through the village just before it meets the Wylde, it offers a tranquil setting and a strong rural character.

The village is home to a friendly, close-knit community, centred around the active village hall and the welcoming Pelican Inn pub. A mix of traditional cottages and period homes adds to the timeless appeal, while regular bus services connect residents to nearby towns. Stapleford offers an appealing balance of peaceful village life and local convenience.



Southampton Central: 30 mins  
Bath Spa: 1 hr  
London Waterloo: 1 hr 28 mins



Salisbury: 20 mins  
Bath: 55 mins  
London: 2 hr 7 mins



Local school: Wylde Valley Primary (by bus)  
Local public house: 8 mins  
Local amenities: 11 mins

# Key Information

## Local Authority:

Wiltshire Council

## Council Tax:

Band: E - £2822.52 (2025/2026)

## Tenure:

Freehold

## Floor Area:



1335.80 sq ft

## Services:

Mains electricity, water and drainage.

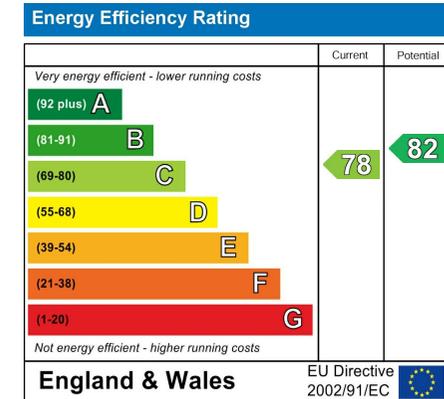
## Heating:

Via air source heat pump.

## Directions:

Leave Salisbury via the A36, passing Wilton on your left. Continue along here until reaching Stapleford. On the left hand bend, turn right, continue into the village, around the 'S' bend and you will then find Sandringham Cottage on the right hand side.

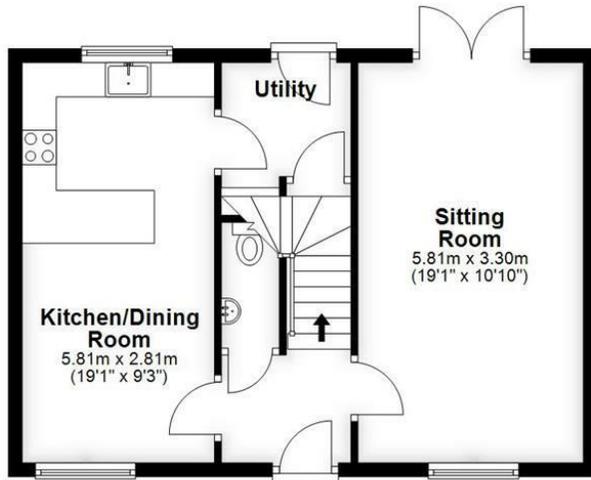
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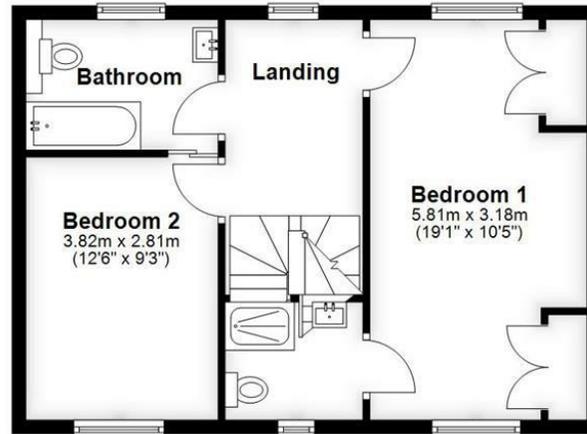
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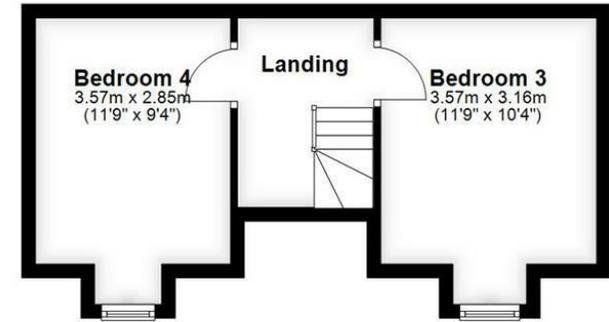
**Ground Floor**  
Approx. 47.7 sq. metres (513.4 sq. feet)



**First Floor**  
Approx. 47.7 sq. metres (513.4 sq. feet)



**Second Floor**  
Approx. 28.7 sq. metres (309.0 sq. feet)



Total area: approx. 124.1 sq. metres (1335.8 sq. feet)