



Pine Cottage, East Grimstead, Salisbury, Wiltshire, SP5 3RT

£950,000 Freehold

## Spacious detached house in a very popular village, set in grounds approaching half an acre.

### Description

A spacious detached family home offering part character and part modern accommodation extending to about 2,500 sq ft. The original cottage dates from about 1620 and features an inglenook fireplace with wood-burning stove together with wall and ceiling timbers. There have been several extensions with the latest being added some 21 years ago, creating a large kitchen/breakfast room and family room. There is also a large hall, sitting room, dining room, cloakroom and utility room on the ground floor. On the first floor there are six bedrooms offering plenty of opportunity for re-altering or home office space. Outside there are large expanses of lawns with shrubs, trees, flowerbeds, a number of vegetable beds, gravel parking and heated swimming pool. The property has been well maintained and looked after, the thatch was replaced in 2015 and a new heat exchanger for the swimming pool was installed about 18 months ago. The lofts are boarded, insulated and have ladders. There is oil fired central heating by radiators and the windows are double glazed. Vacant possession is offered.

### Location

East Grimstead is a very popular village approximately 7 miles east from the city of Salisbury. There is a strong community with an active village hall and pretty village green and pond. Bentley Woods, with unspoilt rural views, is a five minute stroll away and fantastic for dog walking and riding. There are good primary schools, public houses and other local amenities in the nearby villages of Alderbury, Farley and Pitton. There are trains at nearby West Dean into Salisbury and to Southampton and a mainline station to Waterloo (90 minutes) in Salisbury. There are buses from the village to Salisbury with its excellent range of shopping, leisure, educational and cultural facilities, including the playhouse and a twice weekly charter market. There are excellent educational facilities in Salisbury including grammar schools and private schools.

### Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

#### Entrance porch

With timber uprights under a pitch tiled roof. Door to:

#### Hall 20'2" x 12'2" max (6.15m x 3.71m max)

Stairs to first floor with understairs cupboard, double doors to garden with glazed side panels. Vaulted ceiling.

#### Cloakroom

Low level WC with concealed cistern, hand basin on vanity shelf with mixer tap over, built-in cupboard and shelving, ceiling downlighters and wood effect flooring.

#### Sitting room 20'0" x 13'6" (6.11m x 4.14m)

Double aspect room full of character with large inglenook fireplace with wood-burning stove, exposed ceiling and wall timbers, built-in storage cupboard.

#### Dining room 14'0" x 12'0" (4.28m x 3.66m)

Double aspect room with cast iron and tiled fireplace with inset Calor Gas coal effect fire.

#### Kitchen/breakfast room 17'8" x 16'10" (5.41m x 5.14m)

Extensive range of granite work surfaces with double drainer sink unit with mixer taps over, base and wall mounted cupboards and drawers, electric oven, four ring Calor Gas hob, two oven rayburn, tiled floor, ceiling downlighters, plumbing and space for dishwasher.

#### Utility room 7'1" x 5'10" (2.16m x 1.8m)

Tiled floor, part tiled walls, door to garden, double drainer sink unit with cupboards and drawers below, plumbing and space for washing machine, extractor fan.

#### Family room 17'8" x 15'7" (5.41m x 4.75m)

Double aspect room with double doors to garden, brick fireplace with wooden over-beam and inset wood-burning stove. Shelves to side.

#### First floor - landing

Range of built-in cupboards and drawers.

#### Bedroom one 16'11" max x 15'7" (5.17m max x 4.75m)

Range of built-in wardrobes, double aspect room.

#### En-suite shower room

Wash-hand basin with built-in cupboards below and tiled return, low level WC, shower cubicle with thermostatic shower. Eaves storage cupboard, striplight and shaver socket, heated towel rail.

#### Bedroom two 14'0" x 8'8" min (4.29m x 2.66m min)

Double aspect room, built-in double wardrobe.

#### Bedroom three 13'6" x 12'3" (4.14m x 3.74m)

Exposed timbers.

#### Bedroom four 12'5" x 8'3" (3.79m x 2.54m)

Built-in wardrobe cupboard.

#### Bedroom five 12'5" x 8'3" (3.79m x 2.52m)

#### Bedroom six 13'6" x 8'3" (4.14m x 2.53m)

Exposed timbers.

#### Bathroom 8'4" x 8'3" (2.56m x 2.53m)

Shelved airing cupboard with lagged hot water and immersion heater. Wash-hand basin in vanity unit with cupboard below, low level WC with concealed cistern, panelled bath with thermostatic mixer shower over and glass screen, heated towel rail, shelves, tiled walls.

#### Outside

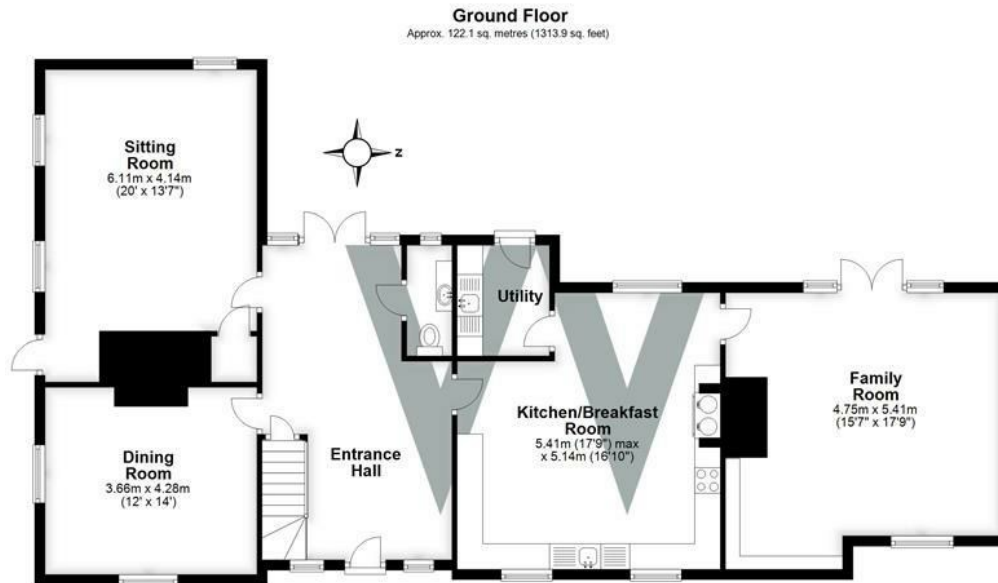
The property is approached via a five-bar gate leading to a gravelled parking area. The front garden is laid to lawn, enclosed by hedging with mature trees, shrubs, rose beds and flower beds. To the rear is a large paved terrace with steps up and low retaining wall to further areas of lawn with vegetable beds, flower beds, shrubs and trees. To the rear is a heated swimming pool with picket fence surround, garden shed also housing the heat exchanger (18 months old), with compost and storage area to rear. There is an external oil fired boiler for central heating and hot water and plastic oil storage tank. The whole is enclosed by hedging and approaches half an acre.

#### Services

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

#### Outgoings

The Council Tax Band is 'F' and the payment for the year 2020/2021 payable to Wiltshire Council is £2,662.30.



Total area: approx. 237.1 sq. metres (2551.9 sq. feet)



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