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WHITES

**Sweetbriar Cottage London Road, Shrewton, Salisbury, Wiltshire,
SP3 4DH**

Guide Price £275,000 Freehold

Description

A delightful character cottage situated on the edge of the thriving village of Shrewton with doctors, recreation ground, public house and Co-op convenience store. It is of Cob construction with ledged and braced oak doors, wooden and tiled flooring, brick accenting to walls and exposed timbers. There is a good sized garden to rear, driveway parking for two vehicles, conservatory, 2 bedrooms, period bathroom, through living room/kitchen, double glazing and Lpg gas fired central heating. The cottage has been well maintained and updated and is offered in good order throughout. Cob cottages need careful maintenance and to this end, the external walls have been re-rendered with correct materials and also attended to internally so that it 'breathes' and remains damp free. Highly recommended for an internal viewing.

Entrance hall

Outside light, half glazed front door, shelving, mat well.

Sitting area

Wooden floor, stairs to first floor, cupboard housing electricity consumer unit, doorway to conservatory.

Kitchen area

Work surface with cupboards and drawers below, window recess with inset ceramic sink and drainer with mixer tap over and cupboard below, wall cupboards, tiled splashbacks, plumbing and space for washing machine, built in oven and hob, tiled floor, ceiling downlighters.

Conservatory

Door to garden.

Stairs to first floor - landing

Hatch to loft space.

Bedroom one

Built in wardrobe.

Bedroom two

Bathroom

Period suite with freestanding bath and shower over, wc and hand basin. Oak flooring, cupboard housing Worcester boiler for heating and hot water.

Outside

The property is approached over a driveway offering parking for several vehicles which leads to the front door and has a gate to the garden. The rear garden offers considerable privacy and is designed for easy maintenance. Quarry tiled seating area with retaining wall and steps up to cottage pathway with astroturf, flower beds, trees and shrubs. Further steps to next level with further astroturf and flower beds. Enclosed by brick walls and timber fencing. Wooden garden shed.

Services

Mains water and electricity are connected to the property. Lpg central heating. Septic tank drainage shared with neighbour. The septic tank is in the neighbour's garden and there is an annual, shared cost.

Outgoings

The Council Tax Band is 'C' and the payment for the year 2025/2026 payable to Wiltshire Council is £2068.65.

Directions

From Salisbury take the A360 northwards and proceed over the A303 roundabout. Turn left at the next roundabout (Stonehenge Visitor Centre) towards Shrewton. Proceed into the village and turn right at the mini-roundabout into the High Street. The road bears right where Sweetbriar Cottage can be seen on the right.

WHAT3WORDS

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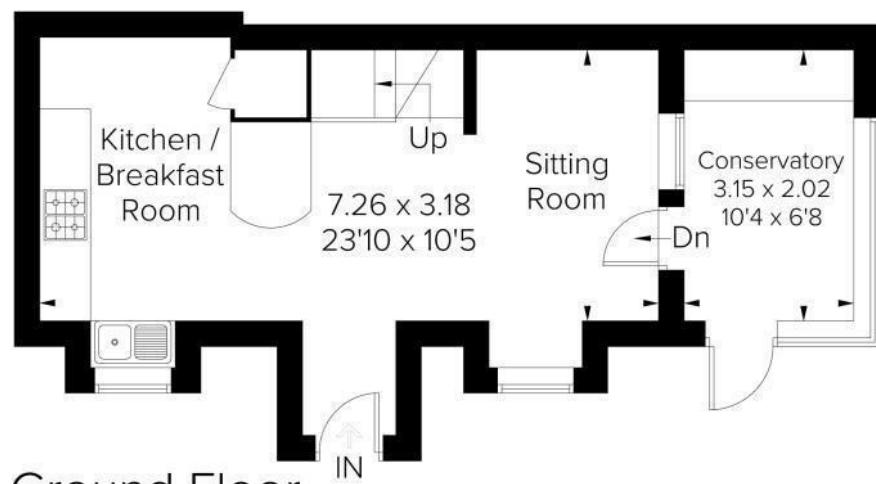
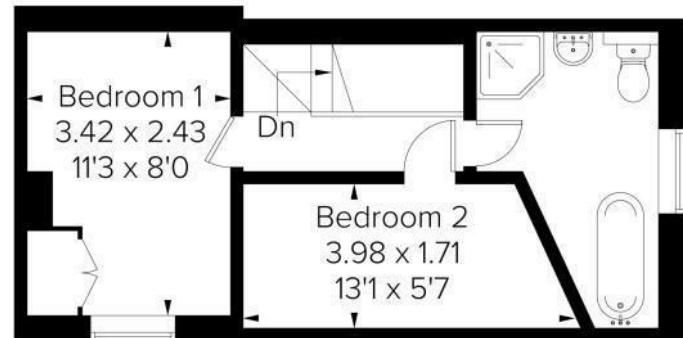
NB

The owner is happy to negotiate on a number of items including fridge, washing machine, breakfast stools and matching wall clock, sofa, bed in main bedroom, chest of drawers in second bedroom and various items of garden accessories including AstroTurf mower and dehumidifier.

WHITES

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Approximate Area = 59.3 sq m / 638 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



