



3, Manor Cottages Fittleton, Salisbury, Wiltshire, SP4 9PZ

Guide Price £395,000 Freehold

A charming thatched, Grade II listed cottage, with a large garden, in the picturesque village of Fittleton

Description

A charming terraced cottage located in the picturesque village of Fittleton which lies to the north of Durrington on the edge of Salisbury Plain. This delightful property has exposed beams and timbers throughout and an inglenook fireplace with gas fired stove in the sitting room. There are 3 bedrooms upstairs together with a bathroom whilst downstairs there is a good kitchen/breakfast room, beamed sitting room and utility room. Outside there is a recently added home office/studio and outside wc. There is a large, partly walled garden to the rear and a few steps down the road, a detached garage and parking area. Oil fired central heating has been installed and the boiler was replaced 2 years ago. Extensive rewiring has been recently carried out and the cottage is offered in good order throughout. A further benefit is the high speed fibre optic internet which is connected to both the house and studio. The thatch is in good order and as part of ongoing maintenance is due a ridge and general tidy up in June 2025.

In nearby Netheravon is a local convenience store, primary school, public house and village hall. Trains run from nearby Grateley to London Waterloo. The area provides fantastic walking, riding and cycling.

Sitting Room

Inglenook fireplace with exposed brickwork and beam over, inset lpg living flame stove, exposed timbers, tiled floor, coats cupboard.

Kitchen/Breakfast Room

Stairs to first floor, tiled floor. Range of wood effect work surfaces with base and wall mounted cupboards and drawers, one and a half bowl sink unit with mixer tap over, built in dishwasher, space for range cooker with extractor hood over, part tiled walls, ceiling beam.

Utility

Door to garden, space and plumbing for washing machine and tumble drier, work surface, base and wall cupboards.

First floor Landing

Hatch to loft.

Bedroom one

Range of built in wardrobes and cupboards.

Bedroom two

Range of built in wardrobes and cupboards.

Bedroom three

Range of built in wardrobes and cupboards.

Bathroom

White period suite of panel bath with shower attachment and mixer taps, wc and hand basin. Extractor fan, part tiled walls.

Outside

There is a large garden to the rear with gravel seating area and stepping stones leading to lawn with flower beds, shrubs and apple tree. Enclosed by walls and fencing. Vegetable areas, oil tank, water tap.

Outside WC

Studio

Timber construction with insulation, light, power and broadband connected.

Garage

Timber garage in need of repair with area of grass to front which could provide parking.

Services

Mains water, electricity and drainage. Oil fired central heating. Lpg stove.

Outgoings

The Council Tax Band is C and the payment for the year 2024/2025 payable to Wiltshire Council is £1976.97

Directions

From Salisbury and Amesbury proceed north on the A345. After 4 miles turn right to Netheravon. Proceed through the village to Haxton. At the grass triangle turn left to Fittleton. Bear left and right where Manor Cottages can be seen on the right.

WHAT3WORDS

What3Words reference is: [///songbirds.driven.threading](#)

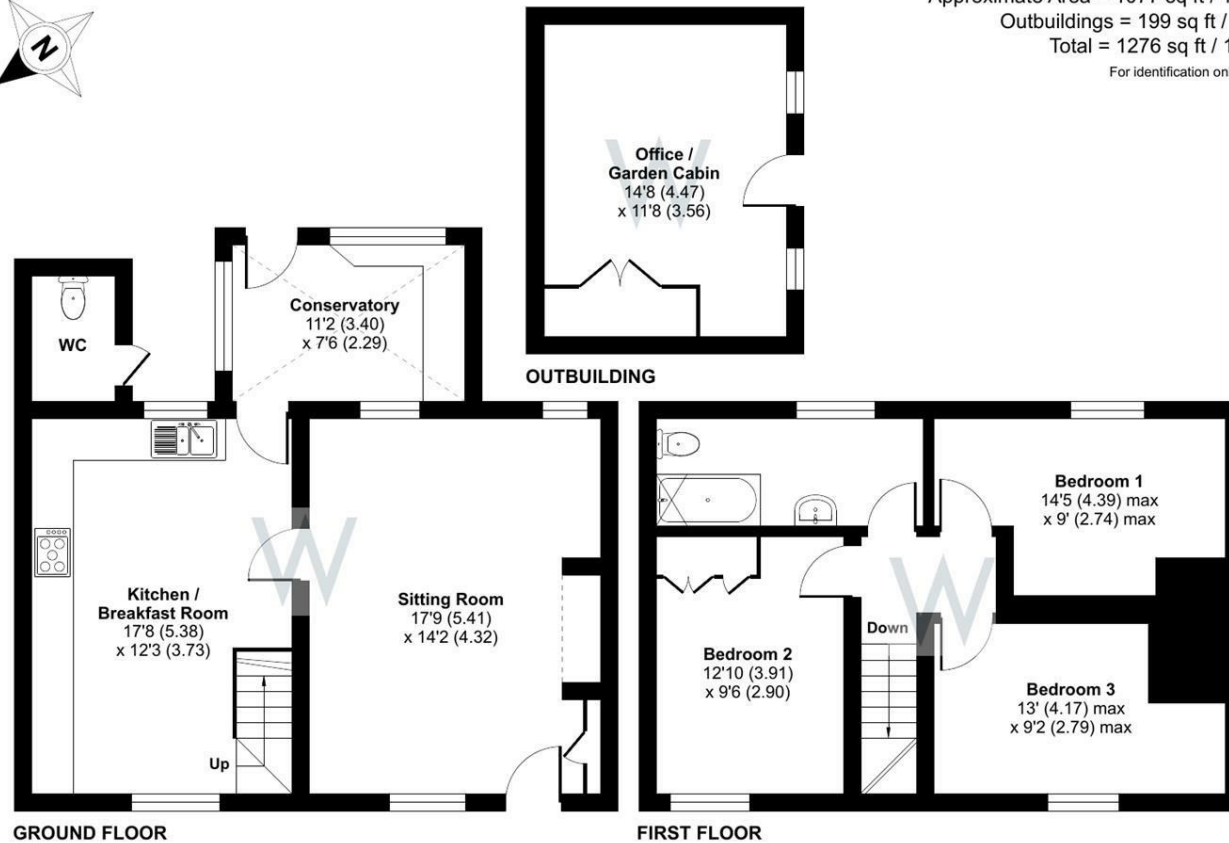
Manor Cottages, Salisbury, SP4

Approximate Area = 1077 sq ft / 100.1 sq m

Outbuildings = 199 sq ft / 18.4 sq m

Total = 1276 sq ft / 118.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for H W White Ltd. REF: 1204472



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