



Keepers Cottage, 46 Upper Woodford, Salisbury, Wiltshire, SP4 6NU

£2,000 PCM

Keepers Cottage was built approximately 60 years ago in an elevated position above the village and with fine views across the valley. The cottage has been re-decorated throughout with accommodation comprising: an entrance hall with flagstone flooring that continues throughout most of the ground floor. Cloakroom and understairs cupboard. Sitting room with a triple aspect, open fire with stone mantle, exposed woodwork and French doors leading on to a side terrace. The kitchen/dining room is the hub of the home and has a two oven oil fired Aga, a freestanding range style cooker, a good selection of storage cupboards with wooden work tops and integrated Belfast sink, plumbing for dishwasher and French doors to the garden. At the end of the kitchen is a versatile family room with wooden laminate floor and this could be used as a dining room, study or playroom. A separate utility room with range of fitted units, sink, spaces for washing machine, drier and side door to the garden. On the first floor, there is a landing with hot water cupboard, main bedroom 1 with a dual aspect, built-in wardrobes and a stylish en-suite bathroom with roll top bath and further storage cupboards. There are two further bedrooms on this floor and a family bathroom with a large walk-in, thermostatic shower and under floor heating. From the landing there is a paddle staircase which leads to a spacious loft room which is used as bedroom 4. Externally the property has a terrace taking in the morning sun, stepping down to a tiered lawn with some established flower beds and views over the river/water meadows opposite. There is a useful detached studio/storage building with power and lighting. The cottage is accessed up a private lane where there is a parking space immediately in front of the property. There is a further parking space to the side of the studio. Opposite the property there is a wood store and oil tank. The cottage has oil fired central heating and has fully double glazed windows and doors. Available UNFURNISHED, available till February 2026

A Note From the Whites Letting Team

Thank you for considering Whites as your letting agent. As a proud member of the Royal Institution of Chartered Surveyors (RICS), we aspire to uphold its core values by providing a fair, efficient, and transparent service for all prospective tenants. Below we've outlined how we manage property enquiries and applications to help set expectations and guide you through the letting application process.

To begin the process of enquiring about one of our properties, please click the 'Request Further Details/Info' button on the property listing. This will send us

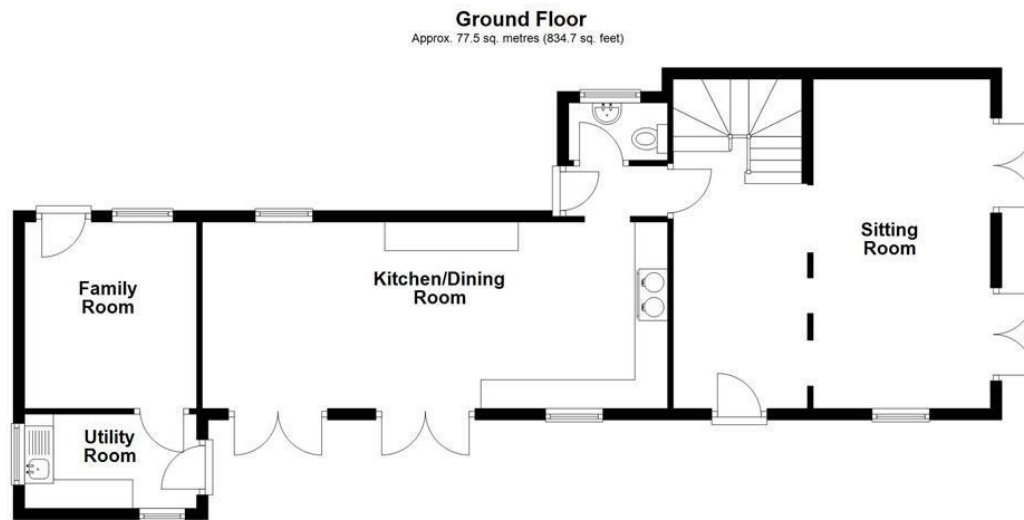
your contact information, and a short questionnaire to complete. Once we have received your questionnaire, your enquiry will be passed to our Property Manager. Please note, only tenants who have formally enquired about a property will be considered for a viewing.

Due to the high level of interest in our properties, we are unable to offer everyone a viewing. Viewings are offered in the order they are received and are on a first-come, first-served basis. If the property remains unsold or unlet, a new viewing will be scheduled. To manage expectations, we will review enquiries and update the listing accordingly.

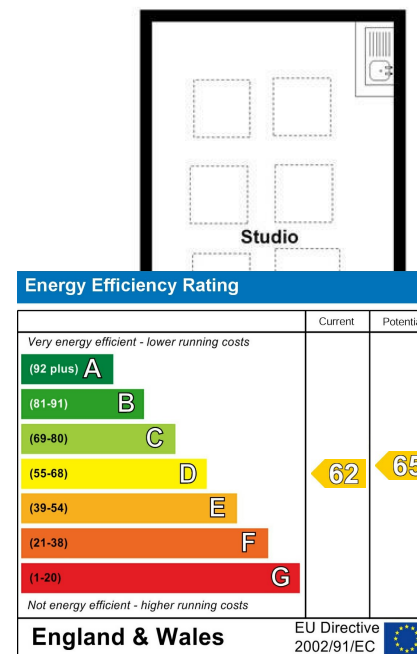
Please note that applications are not guaranteed. We aim to ensure a fair process and all applications are carefully considered on its merits. A final decision is made by the Property Manager.

The availability date listed is an estimate. If the property has been successfully referenced, the availability date will be updated.





Total area: approx. 181.0 sq. metres (1948.1 sq. feet)



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