



Sava Cottage, 2 Chine Road, Upper Woodford, Salisbury, Wiltshire, SP4 6NX

Guide Price £475,000

## About The Property

Sava Cottage is situated in the heart of the village of Upper Woodford, close to The Bridge public inn, primary school in Middle Woodford and stunning countryside all around. The property is believed to have originally been two cottages, constructed with cob walls under a slate roof, and now benefits from LPG fired central heating, a new consumer unit, double glazed windows, exposed timbers throughout, newly-installed kitchen, newly-installed bathroom, outside studio and garden. There are also parking spaces for two vehicles to the front. Vacant possession is offered.

The cottage is approached over a brick pavior parking space with stone gabions and timber surrounds, gravel pathways leading through to the garden and front door. The dining room (2.87m x 2.80m) has a slate floor with coats and shoe recess off, brick fireplace with woodburning stove and shelves to side. An archway gives access to the kitchen which is double length with wooden worktops, extensive base and wall mounted cupboards, single drainer ceramic sink, built-in oven, built-in induction hob, built-in dishwasher, slate floor, downlighters and woodburning stove in inglenook fireplace with exposed brickwork, flint and bressumer beam. Cupboard to side. Continue through to the family room (3.45m x 3.45m) with a tiled floor and stairs to first floor. To the rear of the cottage is a utility area with space and plumbing for washing machine and tumble dryer, cupboard housing Ideal LPG fired boiler for central heating and hot water. A cloakroom completes the downstairs accommodation with low level WC and wash hand basin. On the first floor are three good sized bedrooms with oak strip flooring, the main bedroom has two double built-in wardrobes and exposed brick fireplace. The third bedroom has a built in double wardrobe and all the bedrooms have a considerable number of exposed timbers. The bathroom is a good size with concealed cistern WC, twin wash hand basins with drawers below, built-in storage cupboard and walk-in cubicle with rainfall shower and retaining glass screen.

The garden is private and on several levels, with retaining walls and timber sides. It is primarily laid to lawn with flowerbed areas, gravelled sitting area and a timber-clad studio, external light, power and tap. There is another access gate on to Chine Road.



- Period Cottage
- Sought after village
- Beautiful countryside
- Four bedrooms
- Fantastic potential to alter
- Full of character
- Newly fitted kitchen
- Parking
- LPG heating
- Vacant possession





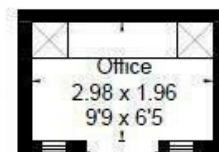




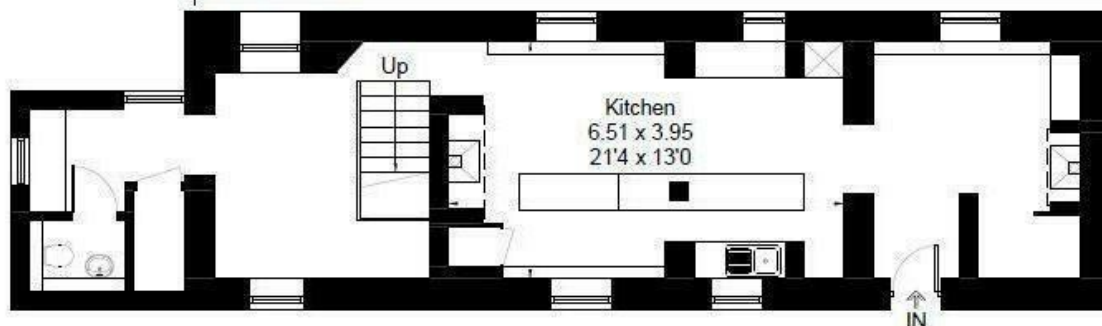
Approximate Floor Area = 119.4 sq m / 1285 sq ft  
 Outbuilding = 5.8 sq m / 62 sq ft  
 Total = 125.2 sq m / 1347 sq ft



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

## Further Information

Local authority: Wiltshire Council

Council Tax: F - £ (2025/2026)

Tenure: Freehold

Services: Mains electricity, water and drainage.  
 Private LPG gas supply.

Heating: Woodburners, LPG gas to radiators.

Directions: From Salisbury take the A345 north and bear left at the traffic lights onto Stratford Road. Continue through lower and middle Woodford and into Upper Woodford. Pass The Bridge Inn on your left and Sava Cottage will be seen on the left hand side.

What3Words: ///boarded.excellent.verdict

