

Primrose Cottage, 15 Beechfield, Newton Tony, Salisbury, Wiltshire, SP4 0HQ

Guide Price £325,000 Freehold

About The Property

The property is a character semi detached cottage which is in need of complete refurbishment and is offered to the market with no onward chain. Believed to date from the 18th century and originally thatched, the cottage has been extended on the ground floor and enjoys off road parking, a large garage and a garden which enjoys a southerly aspect

The accommodation comprises on the ground floor of an entrance passageway which leads to the main reception rooms. The extended sitting room has an impressive brick fireplace and windows overlooking the rear garden. The dining room has another fireplace and a window to the front elevation. There is a large kitchen/breakfast room and a bathroom with a four piece suite.

On the first floor are two single bedrooms with a small flight of stairs leading to a further bedroom which has both a cloakroom and a studio/store room leading from it. There is potential for the first floor layout to be modified and altered. There are a number of period features throughout the property including exposed wall and ceiling beamwork, exposed brickwork and quarry tiled flooring in the kitchen. Further benefits include oil central heating a large tandem garage in front of which is off road parking for one car and a garden to the rear.

The village offers a Church, a popular public house, a primary school (catchment area for Salisbury grammar schools), an active village hall and there is a bus service to the cathedral city of Salisbury (about 8 miles distant). A main line railway station providing fast services to Waterloo is located in Grateley, approximately five miles away. The A303 is close at hand (approximately three miles) allowing convenient access to London and the West Country.

3 | 1 | 2 | 1761.50 sq ft

- Extended semi detached character cottage
- Three bedrooms
- Sitting room
- Dining room
- Kitchen/breakfast room
- GF bathroom
- Large garage and off road parking
- Garden with southerly aspect
- Oil CH
- No chain















Total area: approx. 163.6 sq. metres (1761.5 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: D - £2483.82 (2026/2027)

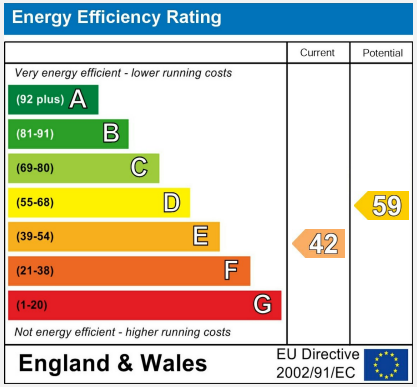
Tenure: Freehold

Services: Mains electricity and water connected. Septic tank drainage.

Heating: Oil heating with radiators

Directions: From our offices in Castle Street proceed north on the A345 turning right at the Beehive roundabout on to Portway. Proceed through Allington and take the next turning right at the crossroads to Newton Tony. Turn right onto Beechfield and the property can be found on the right hand side.

What3words: ///inflation.patrol.cherish



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