



219 Whitsbury Road, Odstock, Salisbury, Wiltshire, SP5 4JE

Guide Price £850,000 Freehold

A very rare opportunity to purchase a detached, character cottage together with terrific potential for enlarging and updating together with two building plots for a pair of semi-detached houses. Vacant possession.

Description

A very rare opportunity to purchase a detached character cottage together with a good garden of approximately an acre and ample parking, situated on the edge of a highly sought after village, together with permission to build two semi-detached cottages in the grounds. The cottage would benefit either from updating or with the addition of an extension would create a wonderful family home. The two new homes have been designed in a cottage style and therefore fit in well with the surrounding landscape. When built, the village itself would gain the benefit of a beautiful communal orchard.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance porch

Timber clad with shelving. Half glazed door to:

Entrance hall

Stairs to first floor.

Sitting room

Fireplace with inset woodburning stove and tiled hearth.

Kitchen/dining room

Range of wood effect work surfaces with base and wall mounted cupboards and drawers, electric cooker with hood over, inset one and a half bowl sink with drainer and mixer tap over, ceiling downlighters, cupboard housing electricity consumer unit.

Rear lobby

Door to garden.

Utility room

Wood effect work surfaces with inset single drainer stainless steel sink unit, cupboards below, space and plumbing for washing machine, further appliance space, part tiled walls.

Cloakroom

Low level wc and hand basin.

Boiler room

Mains pressure water tank and Worcester oil fired boiler for heating and hot water.

First floor landing

Built in double cupboard.

Bedroom one

Range of fitted wardrobes.

Bedroom two

Built in double wardrobe.

Bedroom three

Hatch to insulated loft space.

Bathroom

White, panel bath with electric shower over and glass screen, wc and hand basin. Heated towel rail, part tiled walls.

Outside

Outgoings

The Council Tax Band is 'D' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,128.98.

Services

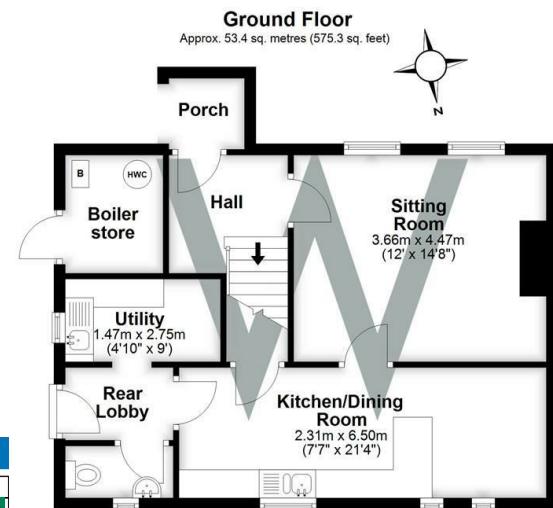
Mains water and electricity are connected to the property. Oil fired central heating. Septic tank drainage.

Directions

Leave the city proceeding south via Exeter Street. Continue over the roundabout into Newbridge Road. Proceed over the traffic lights and turn left at the roundabout. Go straight over the roundabout onto Odstock Road, past the hospital on the left and at the crossroads proceed straight ahead into Whitsbury Road where number 219 will be seen on the left hand side.

WHAT3WORDS

What3Words reference is: ///focus.adopts.encrusted



Energy Efficiency Rating

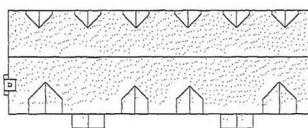
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 105.9 sq. metres (1139.5 sq. feet)

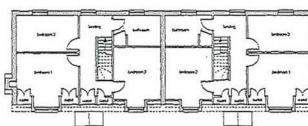


WHITES

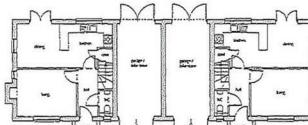
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Roof Plan



First Floor Plan



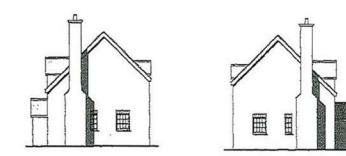
Ground Floor P1



North Elevation



South Elevation



West Elevation

East Elevation

Plans and Elevations as proposed

Scale 1:100

