



W  
WHITES

Cherry Tree Cottage, 277 Ablington, Figheldean, Salisbury, Wiltshire, SP4 8JX

£1,800 PCM

## About The Property

A charming three-bedroom thatched cottage is available for rent in the semi-rural village of Ablington. The property boasts a spacious dining area with stone flag flooring, leading to a utility room with plumbing for a washing machine, tumble dryer, and additional space for a dishwasher. The kitchen has been updated to a high specification, featuring built-in ovens, a full-length fridge, solid wooden work surfaces, and an induction hob. The kitchen also boasts a unique inglenook fireplace with a gas-powered fire, creating a cosy atmosphere during the colder months. Adjoining the kitchen is a large lounge with the same inglenook fireplace and gas-powered fire.

Upstairs, there are three bedrooms, two of which are double and one single. The master bedroom has large vaulted ceilings, creating a bright and spacious environment, and it includes a modern en-suite as well as a large number of built-in wardrobes and additional storage. The second double bedroom is well proportioned and has windows on dual aspects, creating another light and airy room. The final bedroom is a single room but would work well as a home office. There is also a shared bathroom with an electric shower over the bath.

A gravel driveway leads to a single-bay garage and provides ample parking space for up to three cars. The garden features several terraced patio areas with laid lawns in between, a greenhouse at the rear, and a good-sized room at the back of the garage. Originally used as a laundry room, this area would now be ideal as either a workshop or a potting room.

The hamlet of Ablington offers the unique advantage of having both walkable access to the local village of Figheldean in one direction, as well as a large range of rural countryside walks in the other direction. Additionally, there is a nursery within walking distance of the cottage.



3



2



2



1674.00 sq ft

- Three-bedroom cottage
- Modernized kitchen
- Private driveway
- Single bay garage
- Well-proportioned garden
- Semi-rural location
- Oil central heating
- EPC D





## Further Information

Let available date: 20th June 2025

NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: Cottage - Semi Detached

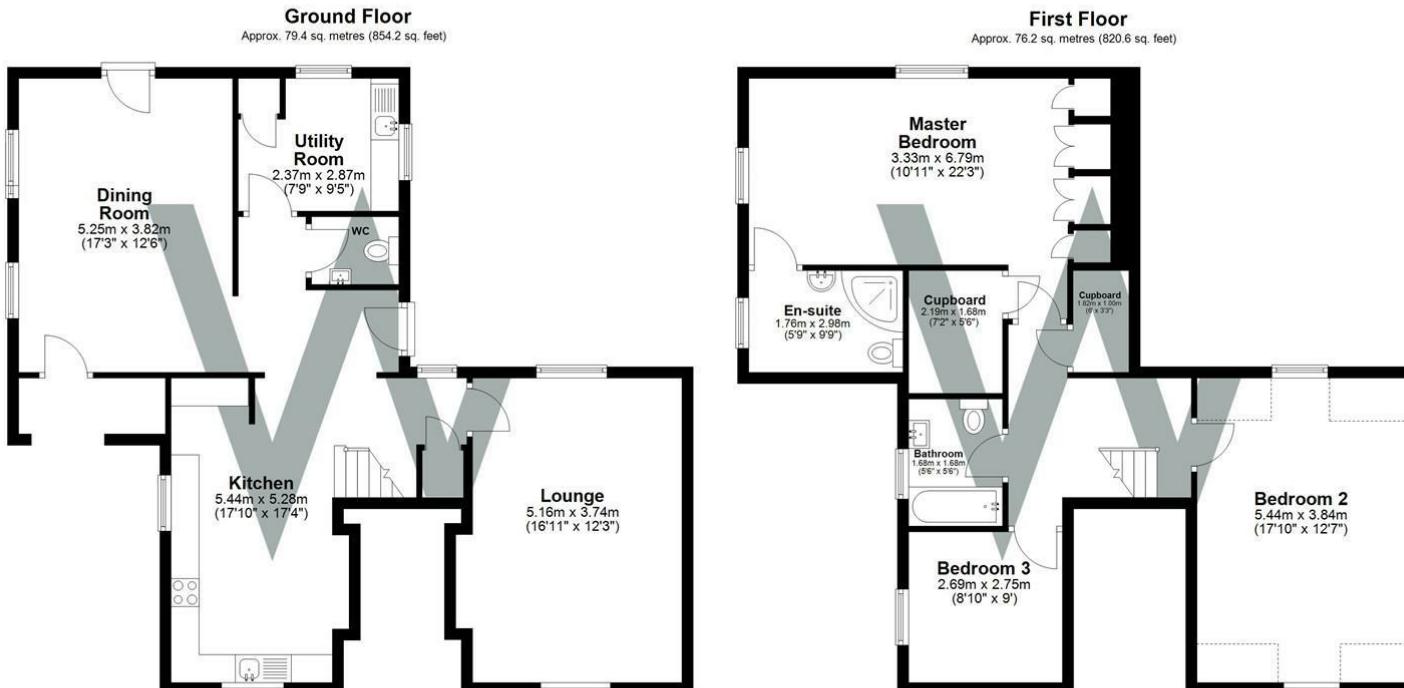
Furnish type: Unfurnished

Deposit: £2,075

Local authority: Wiltshire Council

Council Tax: Band E

EPC: E(46)



Total area: approx. 155.6 sq. metres (1674.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	68
(39-54)	E	46
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC