



The Cottage, 57 Devizes Road, Salisbury, Wiltshire, SP2 7LQ

£375,000 Freehold

## About The Property

The property represents a rare opportunity to purchase a detached house with garaging and off road parking for three cars within close proximity and walking distance of the city centre and railway station. This extended, character house is set back from the road in a quiet and private position and enjoys both front and rear gardens.

The well proportioned accommodation comprises a sitting room with an attractive woodburner, a dining room and a kitchen which has a good range of units and integrated appliances. The current owner has built an attractive extension with a vaulted ceiling which is currently used as an office space but could alternately be used for other purposes and there is also a cloakroom.

On the first floor, both bedrooms have en-suites with the larger one to the master bedroom having an attractive oval bath and large shower cubicle. Further benefits include PVCu double glazing, gas central heating and gardens to front and rear with a useful store/workshop.

A gravel driveway leads off Devizes Road and provides off road parking for up to three cars. A gate leads in to the front garden which has a crazy paved path with two raised beds. There is an outside tap and a useful brick store/workshop. The rear garden has two gravelled areas with one having a timber raised deck. There is a rear door in to the garage. This measures 5.46m x 3.76m (both maximum measurements) with an up and over door, power and light.

Lying in an off road position near the bottom of Devizes Road the property is also near to convenience stores and the Waitrose store.

- Extended detached house
- Two bedrooms both with en-suites
- Sitting room
- Dining room
- Kitchen
- Office/family room
- Cloakroom
- Garage and off road parking
- Front and rear gardens
- Convenient location



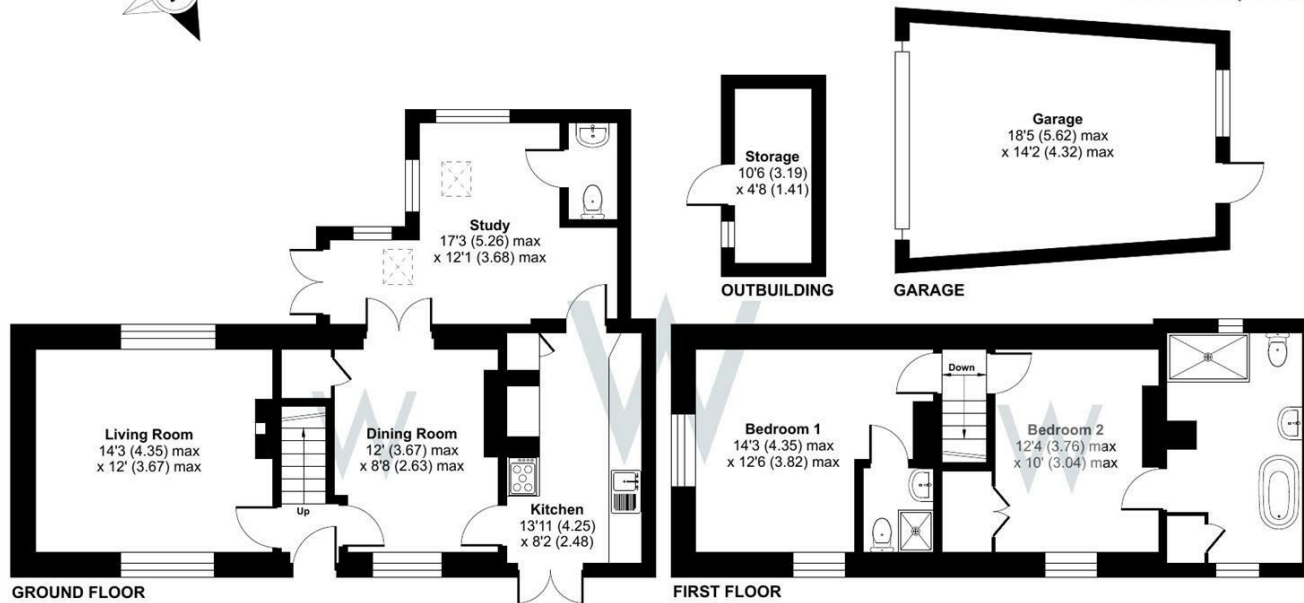




## Devizes Road, Salisbury, SP2

Approximate Area = 1106 sq ft / 102.7 sq m  
 Garage = 237 sq ft / 22 sq m  
 Outbuilding = 48 sq ft / 4.4 sq m  
 Total = 1391 sq ft / 129.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for H W White Ltd. REF: 1289162



## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2350.54. (2025/2026)

Tenure: Freehold

Services: Mains gas, water, electricity and drainage are connected to the property.

Heating: Gas heating with radiators

Directions: Leave Salisbury on the A360 Devizes Road and opposite Clifton Road, turn left in to the gravelled driveway on the left hand side. The house is on the end on the right hand side.

What3words: ///civil.worked.cigar

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	