



41 Upper Woodford, Salisbury, Wiltshire, SP4 6NU

£299,950 Freehold

Period cottage offered in excellent order throughout, full of character, in an exceptionally popular village.

Directions

From our office proceed north, straight over the ring road, turning left just beyond the traffic lights into Stratford Road. Continue through Lower and Middle Woodford and on coming into Upper Woodford, No. 41 will be seen on the left hand side as indicated by our For Sale sign.

Description

Dating from about 1850, a delightful period cottage with wonderful inglenook fireplace with wood-burner, ledged and braced doors, some exposed timbers, double glazed windows, oil fired central heating by combination boiler, recently refitted bathroom suite, cottage style kitchen, new soffits and a rebuilt and retiled roof. It is offered in truly excellent condition throughout. The cottage is built of cob walls under a tiled roof and is listed Grade II.

House Specifics

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

Sitting room 14'8" x 13'1" (4.48m x 4m)

Inglenook fireplace with exposed bricks and beam over, wood-burning stove sitting on a quarry tiled hearth. TV point, double glazed window, radiator.

Dining room 9'10" x 6'11" (3.01m x 2.11m)

Double glazed window, radiator, door to understairs cupboard. Opening to:

Kitchen 13'1" x 10'11" (4m x 3.35m)

Range of wooden work surfaces with cupboards and drawers below. Upright cupboard, space and plumbing for dishwasher, space and plumbing for washing machine, further appliance space, butler sink with mixer tap over, tiled floor and part tiled walls. Two double glazed windows, Grant oil fired boiler for central heating and hot water, four-ring electric hob with cooker hood over and built-in double oven and microwave.

First floor - landing

Hatch to insulated loft space with fold down ladder, storage recess.

Bedroom one 15'1" x 12'7" (4.6m x 3.85m)

Cast iron fireplace with pine surround, radiator, double glazed window.

Bedroom two 10'8" x 7'2" (3.26m x 2.19m)

Double glazed window, radiator.

Bedroom three 7'2" x 7'2" (2.19m x 2.19m)

Double glazed window, radiator.

Bathroom

White suite of panelled bath with mixer taps and shower attachment over, glass shower screen, low level WC and wash-hand basin in vanity unit. Part tiled walls, extractor fan, radiator.

Outside

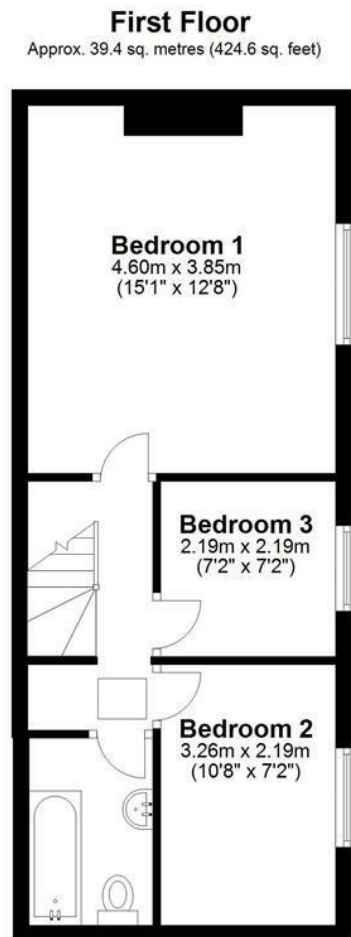
The front garden lies behind a picket fence with paved path to part glazed entrance porch. Lawn, flower borders and shrubs, gravelled sitting area. To the side of the property there is a gravelled parking area for two vehicles, with an area of garden with flowerbeds and shrubs. The rear is paved with retaining wall, log store and timber and brick outbuilding with power and light.

Services

Private drainage. Mains water and electricity are connected to the property. Central heating by oil.

Outgoings

The Council Tax Band is 'B' and the payment for the year 2018/2019 payable to Wiltshire Council is £1373.62.



Total area: approx. 87.4 sq. metres (941.1 sq. feet)

WHITES
Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP
Tel: 01722 336422
www.hwwhite.co.uk
email: residential-sales@hwwhite.co.uk

