



Keepers Cottage, 46 Upper Woodford, Salisbury, Wiltshire, SP4 6NU

£2,000 PCM

Keepers Cottage was built approximately 60 years ago in an elevated position above the village and with fine views across the valley. The cottage has been re-decorated throughout with accommodation comprising: an entrance hall with flagstone flooring that continues throughout most of the ground floor. Cloakroom and understairs cupboard. Sitting room with a triple aspect, open fire with stone mantle, exposed woodwork and French doors leading on to a side terrace. The kitchen/dining room is the hub of the home and has a two oven oil fired Aga, a freestanding range style cooker, a good selection of storage cupboards with wooden work tops and integrated Belfast sink, plumbing for dishwasher and French doors to the garden. At the end of the kitchen is a versatile family room with wooden laminate floor and this could be used as a dining room, study or playroom. A separate utility room with range of fitted units, sink, spaces for washing machine, drier and side door to the garden. On the first floor, there is a landing with hot water cupboard, main bedroom 1 with a dual aspect, built-in wardrobes and a stylish en-suite bathroom with roll top bath and further storage cupboards. There are two further bedrooms on this floor and a family bathroom with a large walk-in, thermostatic shower and under floor heating. From the landing there is a paddle staircase which leads to a spacious loft room which is used as bedroom 4. Externally the property has a terrace taking in the morning sun, stepping down to a tiered lawn with some established flower beds and views over the river/water meadows opposite. There is a useful detached studio/storage building with power and lighting. The cottage is accessed up a private lane where there is a parking space immediately in front of the property. There is a further parking space to the side of the studio. Opposite the property there is a wood store and oil tank. The cottage has oil fired central heating and has fully double glazed windows and doors. Available UNFURNISHED, available till February 2026

### A Note From the Whites Letting Team

Thank you for considering Whites as your letting agent. As a proud member of the Royal Institution of Chartered Surveyors (RICS), we aspire to uphold its core values by providing a fair, efficient, and transparent service for all prospective tenants. Below we've outlined how we manage property enquiries and applications to help set expectations and guide you through the letting application process.

To begin the process of enquiring about one of our properties, please click the 'Request Further Details/Info' button on the property listing. This will send us

your contact information, and a short questionnaire to complete. Once you have completed the questionnaire, your enquiry will be passed to our Lettings Manager. Please note, only fully completed enquiries will be considered. If you have already having formally enquired about this property, please do not reapply.

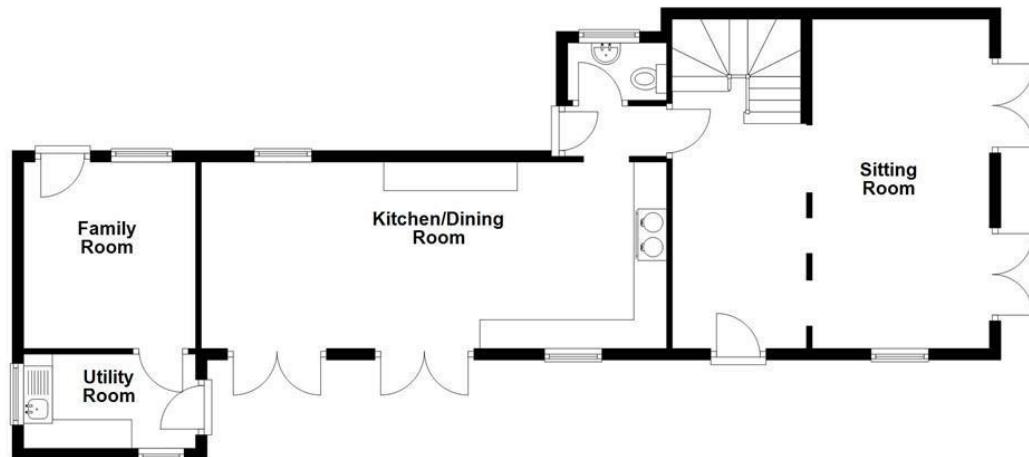
Due to the high level of interest in our properties, we are not able to offer everyone a viewing. We will endeavour to respond to all enquiries in the order they are received and will keep you updated on the progress of your application. If the property remains available, we will contact you to let you know when the viewing is scheduled. To manage expectations, we will not be able to respond to review enquiries. If this has been a factor in your decision to apply, please let us know and we will amend the listing accordingly.

Please note that applications are processed in the order they are received. We aim to ensure a fair process and all applications will be carefully considered on its merits. We will let you know when a final decision is made.

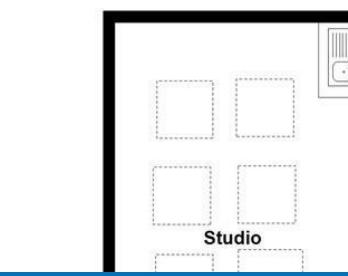
The availability date listed is the earliest date we can let the property. If referencing has been successful, we will let you know when the property is available.



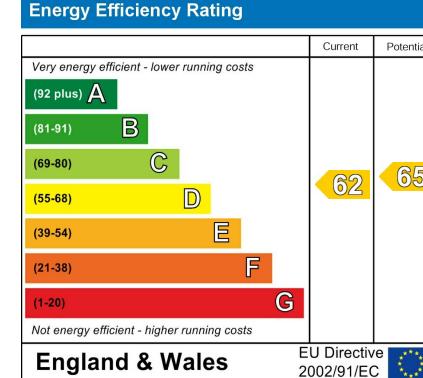
**Ground Floor**  
Approx. 77.5 sq. metres (834.7 sq. feet)



**First Floor**  
Approx. 103.4 sq. metres (1113.4 sq. feet)



Total area: approx. 181.0 sq. metres (1948.1 sq. feet)



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