

Old Orchard Cottage, Upper Woodford



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WHITES

3, Chine Road, Upper Woodford, SP4 6NX

Situated in a good, central village location, a rarely available, spacious modern detached house with double garage, good parking and gardens.

- Modern Detached House
- Wonderful Village Location
- Double Garage and Parking
- Spacious Rooms
- Excellent Order
- Air Source Heat Pump
- Underfloor Heating
- Front and Rear Gardens
- Three/Four Bedrooms
- Large Kitchen/Breakfast Room

£650,000





About The Property

Old Orchard Cottage is something of a rarity, an energy efficient modern detached house in a central village location with exceptionally spacious rooms offering adaptable accommodation, surrounded by glorious countryside of the River Avon Valley. This is the perfect home for downsizers or perhaps multi generational occupation (there is lapsed planning on the garage for conversion) with its easy maintenance nature and size of rooms. With its flowing rooms it is the perfect entertaining home. Further benefits include underfloor heating by Air Source Heat Pump, leaded light double glazing, oak internal doors, woodburning stove, sewerage treatment plant (shared with neighbours), private gardens to front and rear, double garage and driveway offering ample parking.

The entrance porch has low brick walls and timber framing under a slate roof with a half glazed door to the entrance hall. From here there is a cloakroom, stairs to the first floor doors to the main rooms. The sitting room overlooks the front garden and has a brick fireplace with wooden overbeam and inset woodburning stove. Double doors lead through to the dining room with its tiled floor, Velux windows and door to the garden. The Kitchen/Breakfast Room has an excellent range of units featuring granite worktops, twin ovens, microwave, dishwasher, hob and extractor hood, inset two bowl sink, tiled floor and ceiling downlighters. The utility has further cupboards, work surface, plumbing and space for

washing machine and dishwasher and a door to outside. Completing the ground floor is a further room overlooking the front garden which could be used as either a study or a bedroom.

On the first floor, the main bedroom has an extensive range of fitted wardrobes together with an ensuite shower room. There are two further bedrooms, both doubles with built in wardrobes and a family bathroom with mixer shower and glass screen. The landing has a shelved cupboard and access hatch to the part boarded and insulated loft with fold down ladder.

Outside, the front garden has a brick pavior pathway with lawn, flower beds, mature shrubs, hedging and ornamental pond. Pedestrian access leads through to the easy maintenance, walled rear garden with paved and brick pavior sitting areas and door to garage and large parking area. The double garage has a boarded loft area and lends itself to possible development to further accommodation or home office.



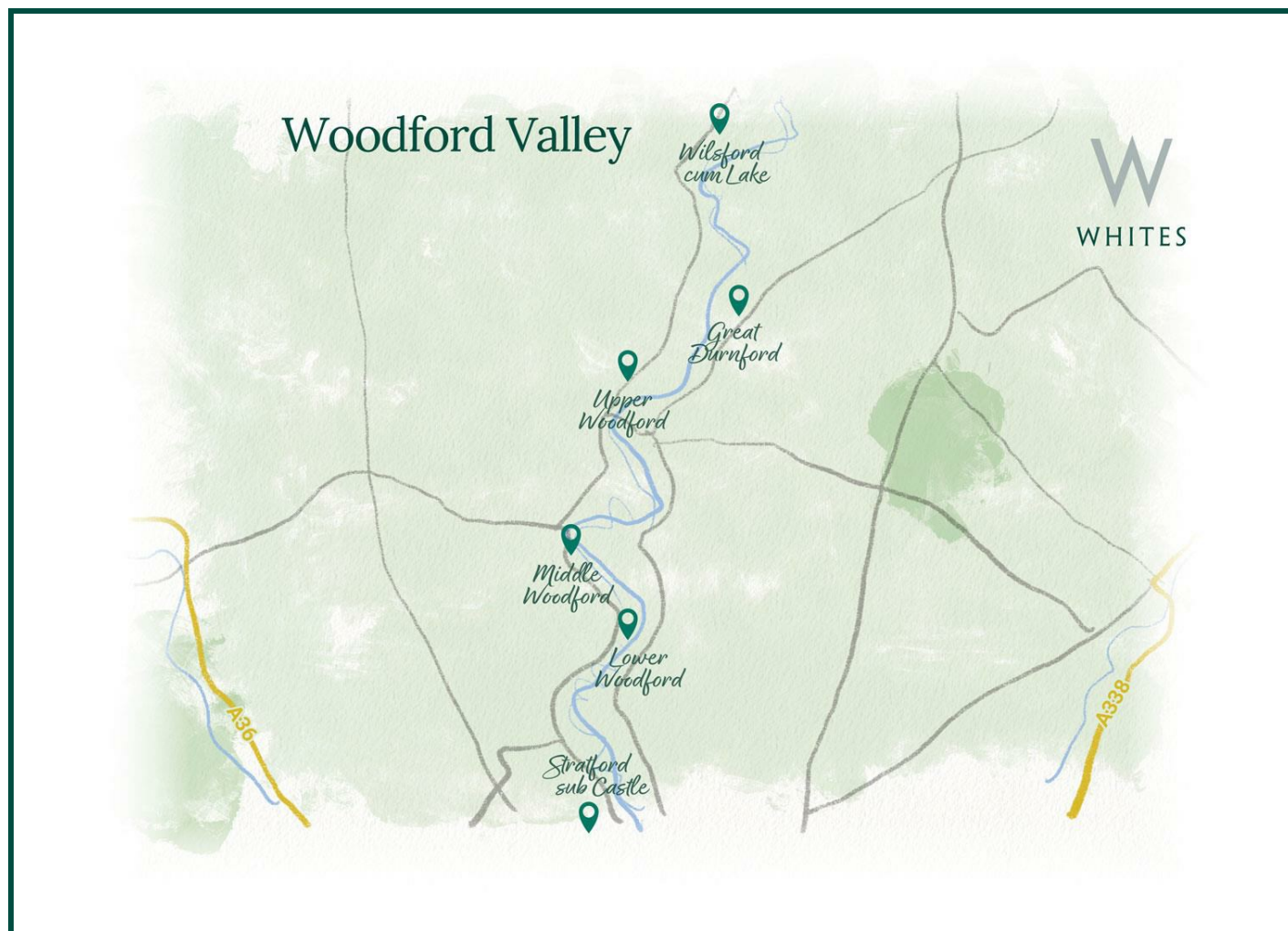


Location

Upper, Middle and Lower Woodford form a trio of charming villages in the scenic Woodford Valley, lining the western bank of the River Avon. Surrounded by rolling countryside and just a short distance from Salisbury, they offer an appealing mix of rural beauty, heritage, and a welcoming community.

Each village has its own distinct character, yet all are part of a close-knit parish, with community life centred around Middle Woodford's village hall. Regular events, local groups and an active parish website contribute to a strong sense of belonging.

With excellent walking routes, a peaceful riverside setting and easy access to the city, the Woodford villages provide a tranquil yet well-connected country lifestyle.



Southampton Central: 31 mins
Bath Spa: 57 mins
London Waterloo: 1 hr 30 mins



Salisbury: 14 mins
Bath: 1 hr 1 mins
London: 2 hr 15 mins



Local school: 16 mins
Local public house: 2 mins
Local amenities: 37 mins

Key Information

Local Authority:

Wiltshire Council

Council Tax:

Band: F - £3489.54 (2026/2027)

Tenure:

Freehold

Floor Area:



1931.00 sq ft

Services:

Mains water and Electric. Sewerage treatment plant (shared with 2 neighbours).

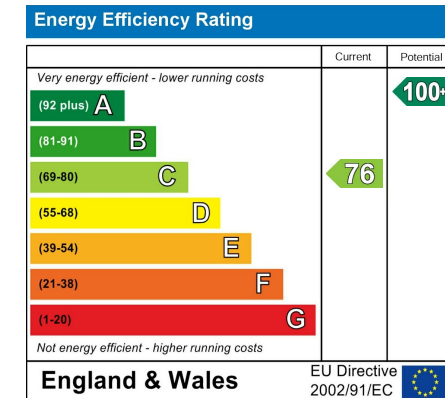
Heating:

Air source heat pump with underfloor heating.

Directions:

From Salisbury take the A345 north and bear left at the traffic lights onto Stratford Road. Continue through lower and middle Woodford and into Upper Woodford. Pass The Bridge Inn on your left and Old Orchard Cottage will be seen on the left hand side.

EPC:



What3Words:

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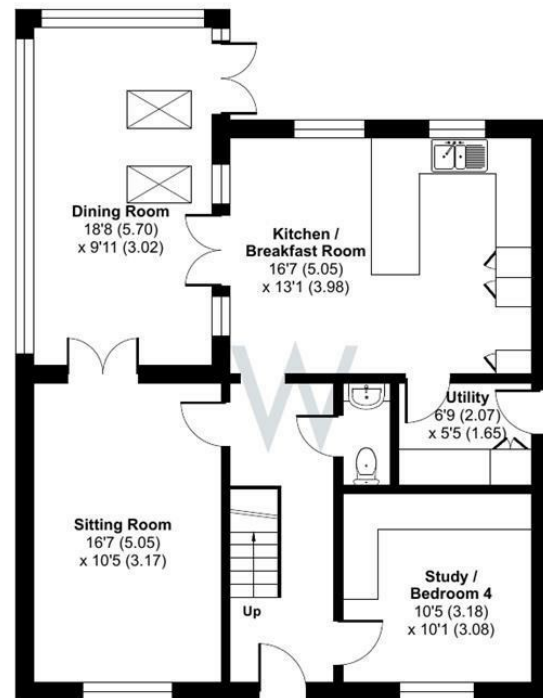
Chine Road, Upper Woodford, Salisbury, SP4

Approximate Area = 1573 sq ft / 146.1 sq m

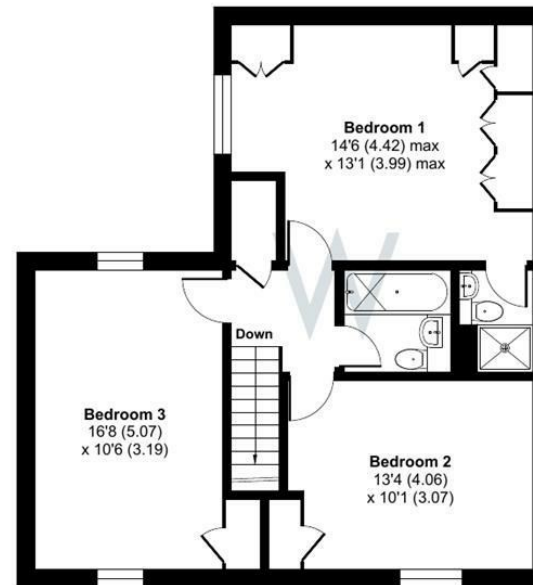
Garage = 358 sq ft / 33.2 sq m

Total = 1931 sq ft / 179.3 sq m

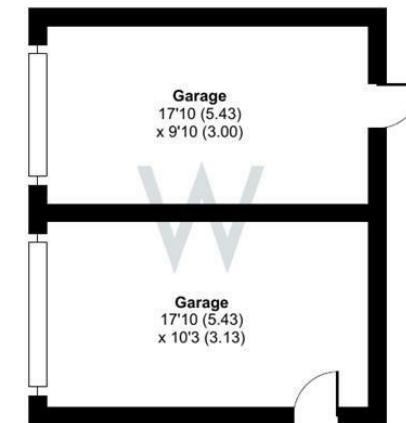
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for H W White Ltd. REF: 1487210

