

ACORN LODGE, TIDWORTH ROAD

BOSCOMBE, SALISBURY



EVANS & PARTRIDGE







ACORN LODGE, TIDWORTH ROAD, BOSCOMBE, SALISBURY, WILTSHIRE, SP4 0AB

A LINKED PERIOD COTTAGE FORMERLY ONE OF A PAIR OF ALMSHOUSES DATING BACK TO THE EARLY 1700S WITH BEAUTIFULLY APPOINTED ACCOMMODATION FEATURING VAULTED CEILINGS AND EXPOSED OAK BEAMS, TOGETHER WITH AN OFF-ROAD PARKING SPACE AND SMALL GARDEN WITH VIEWS TOWARDS COUNTRYSIDE

**ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN
DOUBLE BEDROOM, SHOWER ROOM
PARKING SPACE
ENCLOSED GARDEN WITH VIEW
BEAUTIFULLY PRESENTED CHARACTERFUL HOME**

OFFERS INVITED AROUND: £260,000 Freehold

DESCRIPTION

A linked period single storey cottage constructed of rendered elevations beneath a tiled roof which has been totally restored in recent years to an excellent and sympathetic standard featuring sandstone flooring, solid oak framework and vaulted ceilings. The cottage was originally an Almshouse, built by John Kent, Squire of Boscombe, in 1707 (John Kent's grave can be found in the transept of the nearby church of St Andrew's). On the outside wall of the cottage is an inscription on slate: "Dei doman. et. deo solas quas dederis semper habebis opes 1708", which translates as "It is God's gift and whatever wealth (or riches) you give to him, you will always have".

LOCATION

The property is situated in Boscombe Village, which has a Conservation area and is some seven miles north of the cathedral city of Salisbury. There is a public house and Grade I listed church, and the neighbouring village of Porton (about 1.5 miles away) has a newsagent and Post Office/store for everyday needs. The A303 is close at hand allowing convenient access to London and the West Country, and there is a railway station in the nearby village of Grateley (approximately 10 minutes' drive away).

ACCOMMODATION

Entrance Hall

Coir mat at threshold. Sandstone flooring. Window with oak sill to side aspect. Coat hooks with cupboard above concealing meter/fuse box. LED down lighter. Ledged and braced solid oak panel latch door to:

Sitting/Dining Room

Featuring a high vaulted ceiling with exposed pegged oak framework, clasped purlins, wind braces and solid oak rafters. Spot lights. Open fireplace with rolled steel log burning stove with stone hearth and oak/stone display sills above. Sandstone flooring. Small pane picture window with oak sill to front aspect overlooking main garden with long views beyond towards rolling countryside. Two Velux Conservations lights to rear aspect. Ledged and braced solid oak panel door into shower room connecting through to bedroom. Further similar door into kitchen.

Kitchen	Well appointed. Roll top granite effect work surfaces with tiled splash back. Stainless steel sink unit with mixer tap and drainer. Range of cream high and low level cupboards and drawers. Under-counter oven and grill. Four ring ceramic hob above with stainless steel hood above. Integrated fridge/freezer and washing machine. Flagstone flooring. High ceiling. Exposed pegged oak framework. Small pane picture window with oak sill to front aspect with attractive long views towards countryside.
Shower Room	White suite comprising contemporary circular wash hand basin with mixer tap set into oak sill and mosaic tiled splash back, oak sill and mirror above, cupboard beneath. Low level WC suite. Corner glass/tiled shower enclosure. Flagstone flooring. Chrome towel radiator. High ceiling with exposed pegged oak framework and down lighters. Obscure glazed window with oak sill to rear aspect. Ledged and braded oak door into:
Double Bedroom	High vaulted ceiling with exposed framework and spot lights. Small pane window with oak sill to gable end with views towards countryside. Oak doors into built-in cupboard housing pressurised hot water cylinder and electric Heatrae Sadia central heating boiler. Flagstone flooring.
OUTSIDE	Access off village lane through decorative wrought iron gates onto a gravelled parking space. Brick edged gravelled path leading to front entrance. Patio area. Lawn screened to the side by shiplap fencing and to the front by staggered curved walling affording views over the road towards countryside.
Services	Mains electricity, water and drainage.
Directions	SP4 0AB
Council Tax Band	A

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702

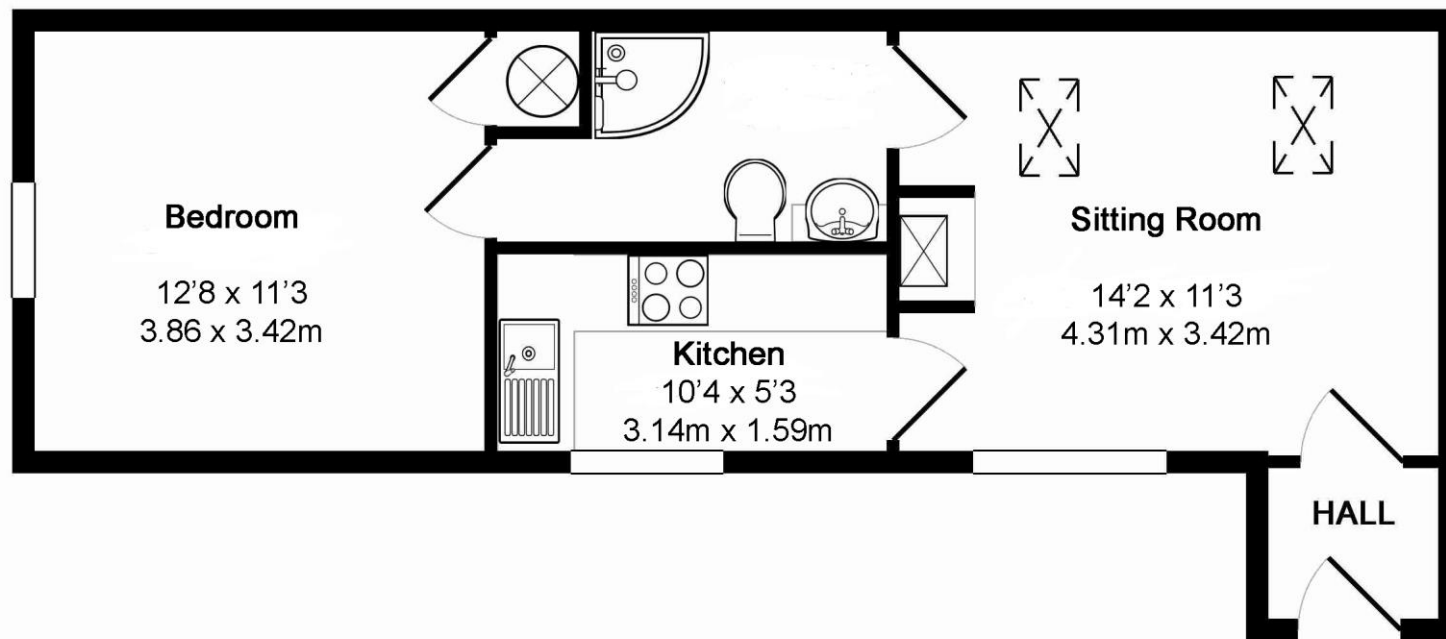
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ACORN LODGE, BOSCOMBE VILLAGE
TOTAL APPROX. FLOOR AREA 434 SQ.FT. (40.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(95-100) A	89
(81-95) B	
(69-81) C	
(55-69) D	
(39-55) E	
(29-39) F	57
(21-29) F	
(1-21) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	