

# APPLETREE COTTAGE, GUNVILLE ROAD

WINTERSLOW, SALISBURY, WILTSHIRE



**EVANS & PARTRIDGE**







# APPLETREE COTTAGE, GUNVILLE ROAD, WINTERSLOW, SALISBURY, WILTSHIRE, SP5 1PP

A DETACHED PERIOD COTTAGE WITH BEAUTIFULLY PRESENTED CHARACTERFUL ACCOMMODATION TOGETHER WITH A LONG LANDSCAPED REAR GARDEN SITUATED IN THE HEART OF THIS POPULAR VILLAGE

ENTRANCE PORCH, SITTING ROOM, CENTRAL HALL, CLOAKROOM, KITCHEN/DINING ROOM  
LARGE PRINCIPAL BEDROOM, TWO FURTHER BEDROOMS, BATHROOM  
OFF-ROAD PARKING  
WELL ENCLOSED LONG REAR GARDEN

**OFFERS INVITED AROUND: £460,000 Freehold**

## DESCRIPTION

A detached period cottage with white washed elevations beneath a slate roof. The accommodation comprises a cosy sitting room with inglenook fireplace and log burning stove, spacious open plan kitchen/dining room with doors opening onto the main rear garden, central hall and cloakroom. To the first floor there is a good size main bedroom, two further bedrooms and a well-appointed bathroom. Off-road parking is available immediately in front of the cottage whilst the main garden at the rear of the cottage extends to about 40 metres in length and comprises a gravelled terrace and long area of garden with mature yew tree and swing, apple tree and wild flower area to the rear boundary.

## LOCATION

The property is situated along Gunville Road in the Winterslows which provide a range of amenities including a Post Office, shops, public houses, doctor's surgery/pharmacy, primary school and public tennis court. Salisbury (8 miles) offers a comprehensive range of shopping and leisure facilities, as well as excellent schooling (both state and private) including boys and girls grammar schools, and also a mainline railway station providing services to Waterloo. There is also a mainline railway station at Grateley (9 miles) with trains to Waterloo in 75 mins. There is access to London and the West Country via the A343/A303.

## ACCOMMODATION

|                       |  |
|-----------------------|--|
| <b>Entrance Porch</b> | Slate roof. Lantern style light. Part obscure glazed door into:  |
| <b>Sitting Room</b>   | Open brick inglenook fireplace with log burning stove on brick/quarry tiled hearth, cast iron door into bread oven to side, exposed beam over. Exposed ceiling timber and wall beam. Recess to side of chimney breast. Window with Plantain shutter to front aspect. Cupboard with meter/fuse box. Wall light points. Step up with pitch pine latch door into: |
| <b>Central Hall</b>   | Study area. Oak effect flooring. Windows on two aspects. Turning staircase with balustrade to side rising to first floor. Understairs cupboard. Latch doors to open plan kitchen/dining room and:  |
| <b>Cloakroom</b>      | White suite comprising pedestal wash hand basin with tiled splash back and low level WC. Oak effect flooring. Ceiling light point. Extractor fan.  |

**Kitchen/Dining Room**

Open plan, large dual aspect room. Roll top oak effect work surfaces with metro-tiled splash back and peninsular unit. Inset stainless steel sink with mixer tap and drainer. Shaker style high and low level cupboards and drawers. Under-counter oven with four ring ceramic hob over, stainless steel extractor hood above. Under-counter space for fridge, freezer, washing machine and slim-line dishwasher. LED down lighters. Ample space for large table. Pendant light and wall light points. Oak effect flooring. Rustic display shelving to one wall. Window to side aspect. Glazed double doors with windows to either side opening onto the main garden. Latch door into cupboard housing Grant oil fired boiler with light and airing rail.

**FIRST FLOOR****Landing**

Balustrade overlooks stairwell. Window to side aspect. Pendant light point. Loft hatch. Upper landing area with storage recess and wall light.

**Bedroom One**

Large double bedroom with exposed chimney breast. Window to front aspect with Plantain shutter. Pendant light point.

**Bedroom Two**

Window to rear aspect. Pendant light point.

**Bedroom Three**

Window and Velux sky light to side aspect. Pendant light point.

**Bathroom**

White suite comprising panelled bath with mixer tap/shower attachment with wall mounting, metro-tiled splash back and glass screen. Wash hand basin with mixer tap on stand, cupboard beneath. Low level WC. T&G part panelled walls. Traditional style towel radiator. Obscure glazed window to side aspect. Oak effect flooring. Light/shaver socket. Ceiling light point. Extractor fan.

**OUTSIDE****Front**

Gravelled off-road parking area to the front of the cottage. Log store. Steps rise to the entrance porch. The side boundary is screened by fencing and ivy. A gated path on one side of the cottage into:

**Main Rear Garden**

Sleeper/paved steps rising from the double doors in the kitchen/dining room onto a level gravelled terrace area, ideal for entertaining. Oil tank. Garden store. The garden is screened on by hedging/picket fencing. Large yew tree with swing. The main area of lawn is level and screened on either side by fencing and ivy. Raised vegetable bed and lawn with wild flower area beyond with apple tree, all well enclosed by fencing/hedging.

**Services**

Mains water, electricity and drainage.

**Directions**

SP5 1PP

**Council Tax Band**

D

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

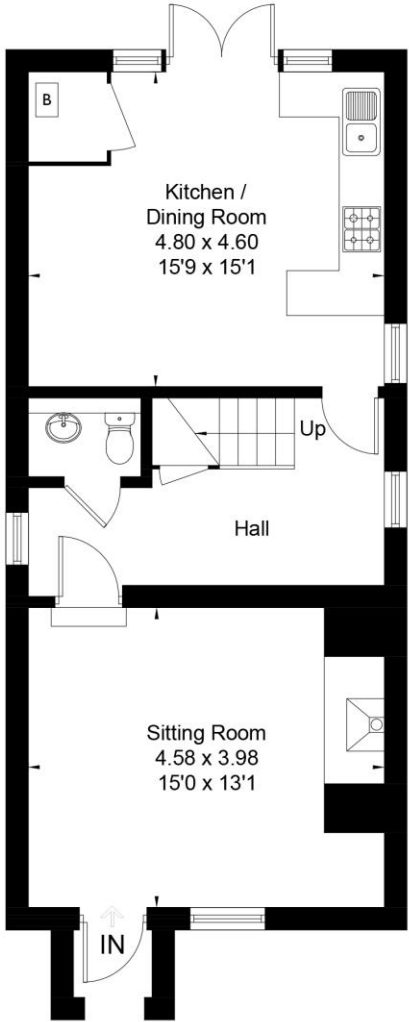
**Tel. 01264 810702 [www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.  
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

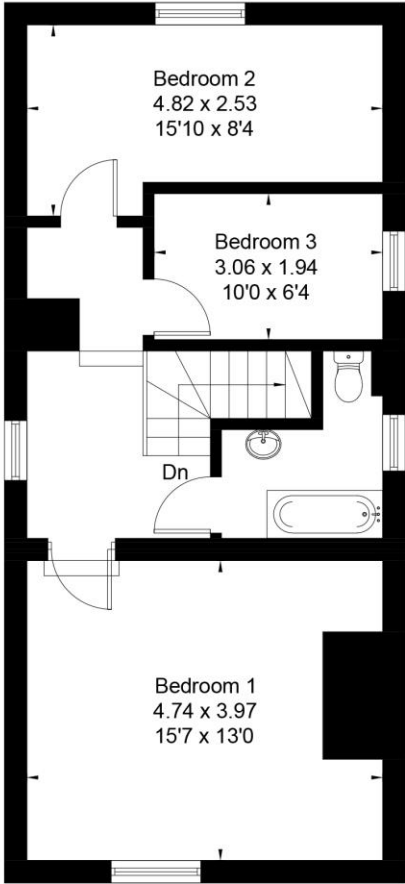
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)  
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 106.3 sq m / 1144 sq ft



**Ground Floor**



**First Floor**

Drawn for illustration and identification purposes only by fourwalls-group.com 326058

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (93-100)                                    | A |                         |           |
| (81-92)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 65                      | 77        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |