



EVANS & PARTRIDGE

**NEWTON TONEY
SALISBURY, WILTSHIRE**











1 NEWTON TONEY, NEWTON TONEY, SALISBURY, WILTSHIRE, SP4 0HA

AN EXCITING OPPORTUNITY TO PURCHASE THIS BEAUTIFULLY SITUATED DETACHED PERIOD COTTAGE STANDING ON APPROACHING A FIFTH OF AN ACRE WITH STUNNING COUNTRY VIEWS, SITUATED ON THE EDGE OF THIS SOUGHT AFTER VILLAGE.

TREMENDOUS SCOPE AND POTENTIAL
STUNNING COUNTRY VIEWS
QUIET EDGE OF VILLAGE SETTING
0.18 ACRE LEVEL GARDEN
LAST HOUSE IN THE VILLAGE
EXCELLENT COUNTRY WALKS FROM GATE

OFFERS INVITED AROUND: £450,000 Freehold

DESCRIPTION

A detached period cottage with a combination of brick and rendered elevations under a tiled roof offering great scope and potential for modernisation, extension or replacement STPP. This property enjoys an enviable quiet position being the last house off an attractive no-through lane opening into an extensive network of footpaths/bridleways and by-ways. The property extends to about 0.18 acres with uninterrupted country views to the south east.

LOCATION

The property is situated right on the edge of this sought after village backing onto open farmland. The village of Newton Toney has a church, public house, infant and primary school, community hall and bus service. A railway station providing fast services to Waterloo is located in Grateley, approximately five miles away. The cathedral city of Salisbury is about eight miles distant and the A303 is close at hand (approximately three miles) allowing convenient access to London and the West Country.

ACCOMMODATION

Utility / Entrance Porch	Wooden glazed lean-to conservatory with polycarbonate roof. Provision for washing machine. Overhead light. T & G panelled door into:
Kitchen	Low level units with roll top work surface. Stainless steel one bowl sink. Window to rear aspect. High level cupboard housing immersion tank. Solid fuel Rayburn cooker. Fluorescent overhead lighting. Power sockets over worktops. Vinyl flooring. Doors leading into sitting room and downstairs bathroom.

Bathroom	Windows on two aspects with part obscured glass. Pedestal wash hand basin. Closed coupled lavatory. Bath. Shower cubicle with Triton Enrich electric shower. Carpet tiles. Pine ledged and braced door.
Sitting Room	Timber framed picture windows. Two windows to front aspect overlooking village lane and one window to side aspect overlooking the garden. Wall mounted and ceiling lights. Power sockets. Centrally positioned roll top log burning stove. Overhead cupboard housing consumer units. T & G panelled understairs cupboard. Staircase to:
FIRST FLOOR / STAIRWELL	Enclosed with pendant light. Exposed balustrades leading to bedrooms 2 and 3. Further stairs leading to:
Bedroom One	Victorian cast iron open fireplace (not in use). Picture window overlooking garden with far-reaching views beyond. Hand wash basin to corner of bedroom. Central pendant light point.
Bedroom Two	Window to front aspect overlooking paddocks. Pendant ceiling light. Loft access hatch. Ledged T & G panelled door.
Bedroom Three	Ledged T & G panelled door. Window to front aspect overlooking paddocks. Storage cupboard over the stairwell.
OUTSIDE	Gravel driveway with metal double gates leading from the lane into parking area with space for several cars.
Front Garden	Lawn to the front aspect of the property bordering village lane.
Single Garage	Metal up and over door. Corrugated iron roof. Concrete block construction with light and power. Windows on two aspects. Sky light. Concrete floor.
Rear Garden	There are three sheds of timber construction, one of which is corrugated iron clad. Two greenhouses and an external dog kennel/run. The garden is approximately 0.18 of an acre. Mature hedging on two sides (Privet and Lonicera). Large mature cherry tree, a number of mature herbaceous borders. There is a second five bar gate from the bottom end of the garden allowing potential access from the highway. The rest of the garden is mainly laid to lawn and enjoys stunning far-reaching views over open fields and countryside. One boundary of the property has high level panelled timber fencing.
Services	Mains electricity, water and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP4 0HA
Council Tax	Wiltshire Council – Band E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

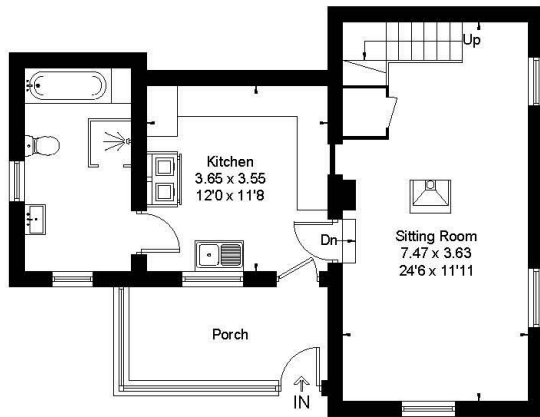
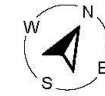
Tel. 01264 810702

www.evansandpartridge.co.uk

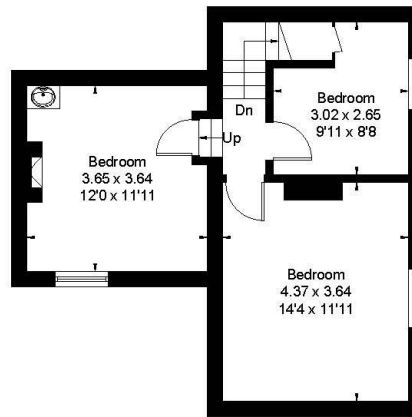
1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or 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**

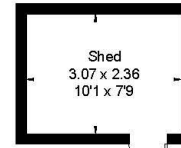
Approximate Floor Area = 101.1 sq m / 1088 sq ft
 Outbuildings = 46.6 sq m / 501 sq ft (Excluding Shed)
 Total = 147.7 sq m / 1589 sq ft



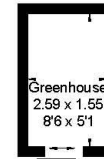
Ground Floor



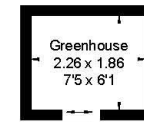
First Floor



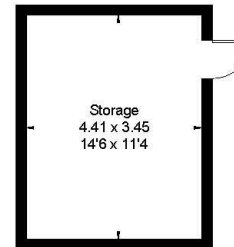
(Not Shown In Actual Location / Orientation)



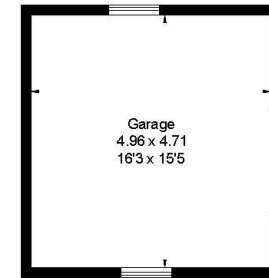
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #74215

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
85-91	B		
79-84	C		80
73-78	D		
67-72	E		
61-66	F	26	
55-60	G		
Not energy efficient - higher running costs			

England, Scotland & Wales EU Directive 2002/91/EC