



**EVANS & PARTRIDGE**

**APPLETREE COTTAGE, 6 NEWTON TONEY**  
**SALISBURY, WILTSHIRE**























# APPLETREE COTTAGE, 6 NEWTON TONEY, SALISBURY, WILTSHIRE SP4 0HA

AN EXCITING OPPORTUNITY TO ACQUIRE THIS ATTRACTIVE AND LARGELY EXTENDED PERIOD HOUSE OFFERING  
TREMENDOUS SCOPE FOR IMPROVEMENT AND IN NEED OF MODERNISATION, SITUATED  
ON A BEAUTIFUL NO THROUGH LANE ON THE EDGE OF THIS HIGHLY SOUGHT AFTER VILLAGE

GENEROUS PLOT EXTENDING TO 0.28 OF AN ACRE  
ATTRACTIVE VIEWS TO THE FRONT OVER GARDENS, A WINTERBOURNE AND COUNTRYSIDE BEYOND  
LARGE ROOMS WITH GREAT CHARACTER  
OUTSTANDING VILLAGE WITH VIBRANT COMMUNITY AND WONDERFUL COUNTRY WALKS  
GRATELEY STATION WITHIN A SHORT DRIVE

**GUIDE PRICE: £630,000 Freehold**

## **DESCRIPTION**

An exciting opportunity to acquire a property that has not been on the market since the 1960s, standing in mature gardens the vast majority of which has views beyond, towards the countryside. Appletree Cottage stands in a plot extending to just over quarter of an acre. The accommodation comprises a reception hall, cosy square sitting room, large open plan split level living/dining room, a kitchen/breakfast room, rear lobby, freezer room/store, cloakroom and a large integral double garage. The first floor comprises four good sized bedroom spaces and a single bathroom, currently the rooms are connected but a better layout could be achieved by installing some short passageways to create four independent bedrooms served by potentially two to three bath/shower rooms. If you are happy to take on a project, we thoroughly recommend viewing this property to appreciate its great potential, the setting and the village.

## **LOCATION**

The property is situated in the village of Newton Toney which 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**

### **Side Entrance**

Wide deep porch extending above the entrance and door to integral double garage. Lantern style light, raised flagstone flooring to front of UPVC/obscure glazed door with similar panel to either side opening into:

### **Reception Hall**

A large double height reception with high timber clad ceiling and long pendant light point. Wide open tread staircase with balustrade to side rises to the first floor. Door into integral double garage. Further glazed door into:

### **Living / Dining Room**

An impressive open plan long split level double reception room.

<b>Living Area</b>	Attractive, open brick fireplace beneath exposed beam housing log burning stove on a raised stone hearth. Decorative brick arched recess to one side of chimney breast; to the opposite side there is a latch doorway into the kitchen/breakfast room. Exposed ceiling beam and window to front aspect affording attractive views with deep stone sill. Wall lights. Step down into:
<b>Dining Area</b>	Further exposed ceiling and upright timbers. Window to front aspect with beautiful views over the front garden and countryside beyond, stone sill. UPVC/glass door with similar view opening into the old front porchway. Wall lights. Panelled door leading into:
<b>Sitting Room</b>	A cosy square reception room centering on an open brick fireplace with quarry tile hearth. Recesses to either side of chimney breast ideal for built-in or freestanding furniture. Exposed pine floorboards, central pendant light point and window to the front aspect providing attractive views.
<b>Kitchen / Breakfast Room</b>	Stainless steel 1½ bowl sink with central mixer tap and drainers extending to either side. Fitted "retro" 1970s Conran kitchen providing long hardwood work surfaces and a comprehensive range of high and low level cupboards and drawers. Ceramic tiled flooring. Space in the centre of the room for a family breakfast table. Picture window to side aspect. Deep window to front aspect with views over the main garden and towards countryside beyond. Exposed varnished ceiling joists and LED spotlights. Folding louvre doors conceal additional kitchen shelving and storage. Recesses for appliances. Hotpoint free standing cooker comprising two ovens, grill and four ring hob. Half glazed panelled door into:
<b>Rear Lobby</b>	Quarry tiled flooring with plenty of space for potted plants. UPVC/glazed sliding doors opening onto the rear terrace and garden. Profile ceiling, wall light point. Latch door to cloakroom. Further latch door into:
<b>Freezer Room</b>	A useful store with extensive free standing metal shelving to one side with room and power points for a number of tall fridge freezers. Window to the rear aspect. Meter and fuse box.
<b>Cloakroom</b>	Low level WC with high shelving above, profile ceiling with ceiling light point. High window with quarry tile sill overlooking the side garden.
<b>First Floor</b>	Window to side aspect. Balustrade and view over the reception hall. Two pendant light points. Wide opening into:
<b>Bedroom 1</b>	A substantial triple aspect square room which extends over the double garage; large windows to both sides and rear aspects affording plenty of light. There is tremendous scope to create a fantastic principal suite.
<b>Bedroom 2</b>	Double bedroom. Window to front aspect overlooking the main garden, countryside and Winterbourne. Further latch door beside chimney breast into:
<b>Bathroom</b>	U-shaped. Large double ended bath with central taps, wash hand basin, cupboards beneath and tiled splashback. Low level WC. Cork tiled flooring. Deep cupboard housing lagged copper cylinder with immersion and deep slatted shelving to front. Two windows to the side aspect. Deep windows to front aspect with attractive views, all with tiled sills. A range of built-in cupboards to one wall.
<b>Bedroom 3</b>	Double bedroom. Window to front aspect with attractive views. Wall light. Deep alcove. Door into:
<b>Bedroom 4</b>	Dual aspect double bedroom. Windows to front and side aspects.



<b>Integral Double Garage</b>	Wide sectional roller door to front. Totally open within and constructed of cavity wall elevations. Two windows to side aspect. Two further windows to rear aspect. Half glazed/UPVC door to rear terrace. Sump. Light and power connected. Opening at rear corner into:
<b>Boiler Room</b>	Modern, raised Grant oil fired boiler. Ceiling light point.
<b>Outside</b>	Splayed access off lane to five bar gate onto a long paved driveway with central grass strip. Further concrete drive extends to the side of the house providing parking and giving access to the integral garaging.
<b>Front Garden</b>	A particularly attractive feature of the property comprising a raised level lawn with mature apple tree, full of spring bulbs, flowers and daffodils enclosed by a mixture of fencing and hedging plants. The front border is kept low maximising the attractive views over countryside and farm outbuildings rising on the other side of the valley. Paved terrace area extends to the front of the house where there is an attractive hipped tiled porch standing on brick posts with oak beams. Openings to either side of the house lead round to the rear/side garden.
<b>Rear/Side Garden</b>	A wrap around garden centering on a central paved terrace with Lavender and inset recesses for pots and shrubs. This is sheltered and enjoys a southerly aspect. Further surrounding grass with spring bulbs, low Ivy covered brick and flint walls remain, remnants of a former outbuilding. Further lawned areas with fruit trees and spring bulbs. This is well enclosed to the rear by a tall Laurel hedge and to either side by either walling, fencing and hedging plants.
<b>Services</b>	Mains water, private drainage, oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SP4 0HA
<b>Council Tax</b>	F

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

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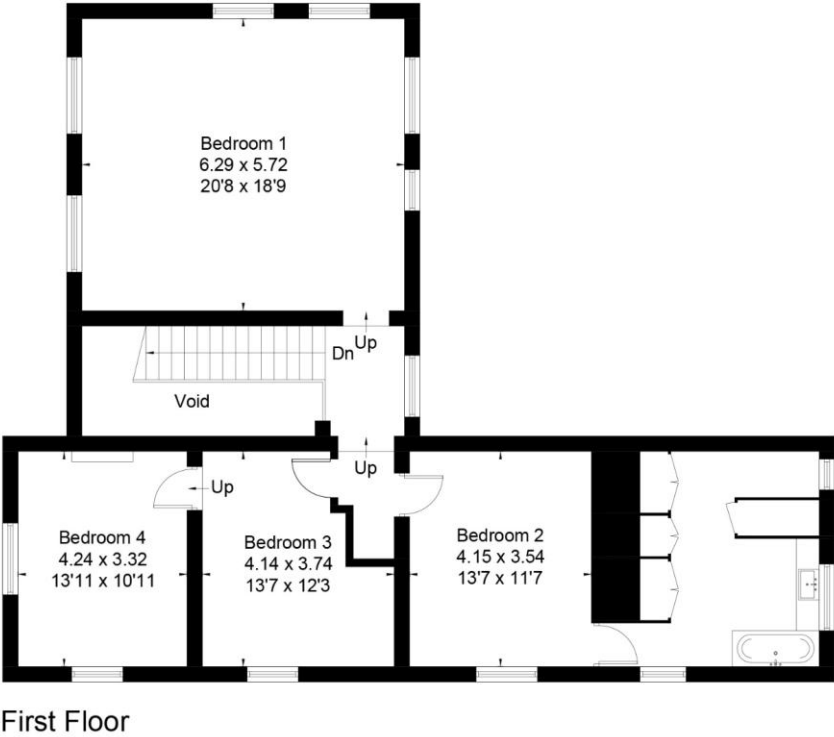
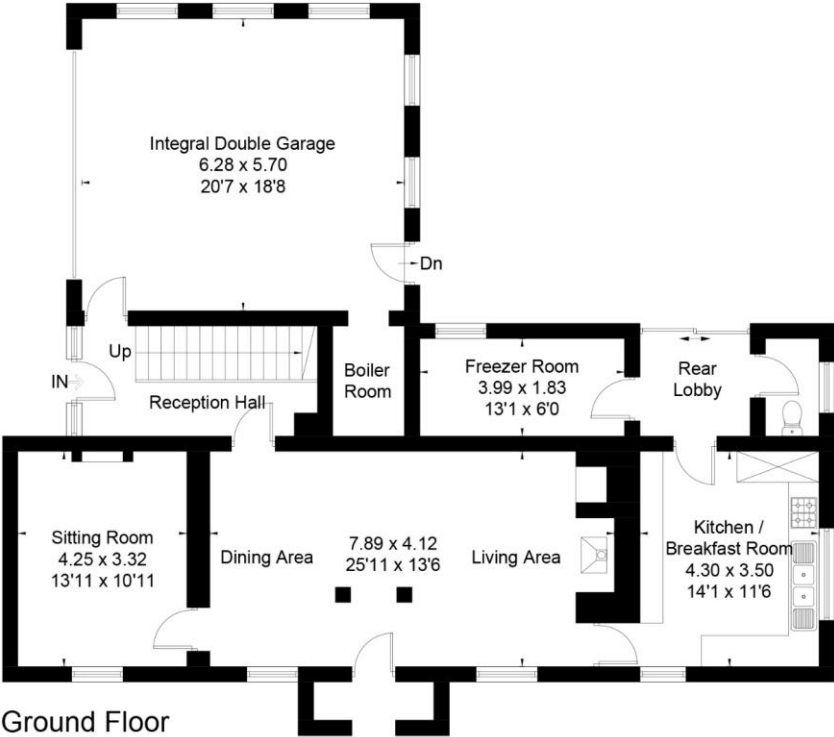
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Approximate Floor Area =243.1 sq m / 2617 sq ft  
(Including Garage / Excluding Void)



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 #88872

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		