



**OAK LODGE, TIDWORTH ROAD**  
**BOSCOMBE, SALISBURY**

**EVANS & PARTRIDGE**























# **OAK 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, TWO EN SUITE BEDROOMS, OFF-ROAD PARKING, SMALL GARDEN WITH VIEWS TOWARDS COUNTRYSIDE**

**VIEWING HIGHLY RECOMMENDED  
HIGH QUALITY WORKMANSHIP  
CHARACTER SINGLE STOREY HOME  
GENEROUS KITCHEN DINING ROOM  
SITTING ROOM WITH FIREPLACE  
TWO ENSUITE BEDROOMS  
ENCLOSED GARDEN  
PARKING SPACES**

**OFFERS INVITED AROUND: £410,000 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).

## **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 popular public house within a 5 minute walk and a Grade I listed church. A large and varied variety of footpaths and byways from the front door allow enviable walking and cycling opportunities. The neighbouring village of Porton (about 1.5 miles away) has a well renowned newsagent and store for everyday needs plus a doctors surgery, chinese takeaway, public house and garden/aquatics centre. The A303 is close at hand allowing convenient access to London and the West Country with a railway station in the nearby village of Grateley (approximately 10 minutes' drive away).

<b>Entrance Hall</b>	Lantern style light, part glazed stable door leading into a coir mat at threshold, sandstone flooring, window with an oak sill. A discreet cupboard conceals the meter and fuse box.
<b>Living Room</b>	Featuring a high vaulted ceiling with exposed oak framework, wind braces, and solid rafters. A focal point is the open fireplace with a rolled steel log-burning stove set on a stone hearth with an oak mantle. A large, multi-pane picture window offers views of the garden and countryside beyond. Two velux conservation lights to rear aspect. Latched and braced solid oak door into: kitchen, bedroom 2 and coats cupboard. Latch door to:
<b>Kitchen Dining Room</b>	A well-appointed space with vaulted ceilings, exposed oak framework with spotlights. Oak worktops, tiled splashbacks, ceramic Butler sink with central mixer tap and drainer. Range of cream low-level cupboards and drawers. Rangemaster oven with a 5-burner LPG hob. Integrated slimline Bosch dishwasher and Bosch washer/dryer. Small pane picture window with oak sill. French doors lead to the garden, while a high-level door provides access to a loft space housing the recently updated electric boiler, pressurised hot water cylinder and water softener. Latch door into:
<b>Principal Bedroom</b>	A spacious room with vaulted ceilings, exposed beams, spotlights and high-level windows. French casement window with an oak sill, flagstone flooring. Built-in wardrobe with oak door. Latch door into:
<b>En Suite</b>	White suite, shower cubicle, low level WC, and a pedestal hand wash basin with tiled splashback. Chrome towel rail and sandstone flooring. Multi pane window and oak sill to side aspect.
<b>Bedroom 2</b>	Double bedroom with vaulted ceilings, exposed beams, spotlights, two high-level conservation windows, and access to loft storage. A built-in wardrobe houses the underfloor heating manifolds, sandstone flooring. Latch door into:
<b>En Suite</b>	White suite, including bath with a central mixer tap and shower head, tiled splashbacks, low-level WC, hand basin with vanity mirror. The room also has a heated towel rail, conservation window and multi-pane window providing natural light.
<b>Outside</b>	Approached via a brick-paved driveway with parking for two cars. A wooden gate and steps leads to the South West facing garden, with sandstone patio terrace and a gravel pathway. Laid to lawn with Portuguese Laurel shrubs and raised sleeper beds, ideal for growing vegetables/salad. The garden enjoys far-reaching views over open countryside. A bespoke hand made timber shed provides additional storage.
<b>Services</b>	Mains water and drainage, electric underfloor heating, calor gas hob. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.



**Council Tax**

Wiltshire Council - Band C

**Location**

SP4 0AB

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

**Tel. 01264 810702**

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

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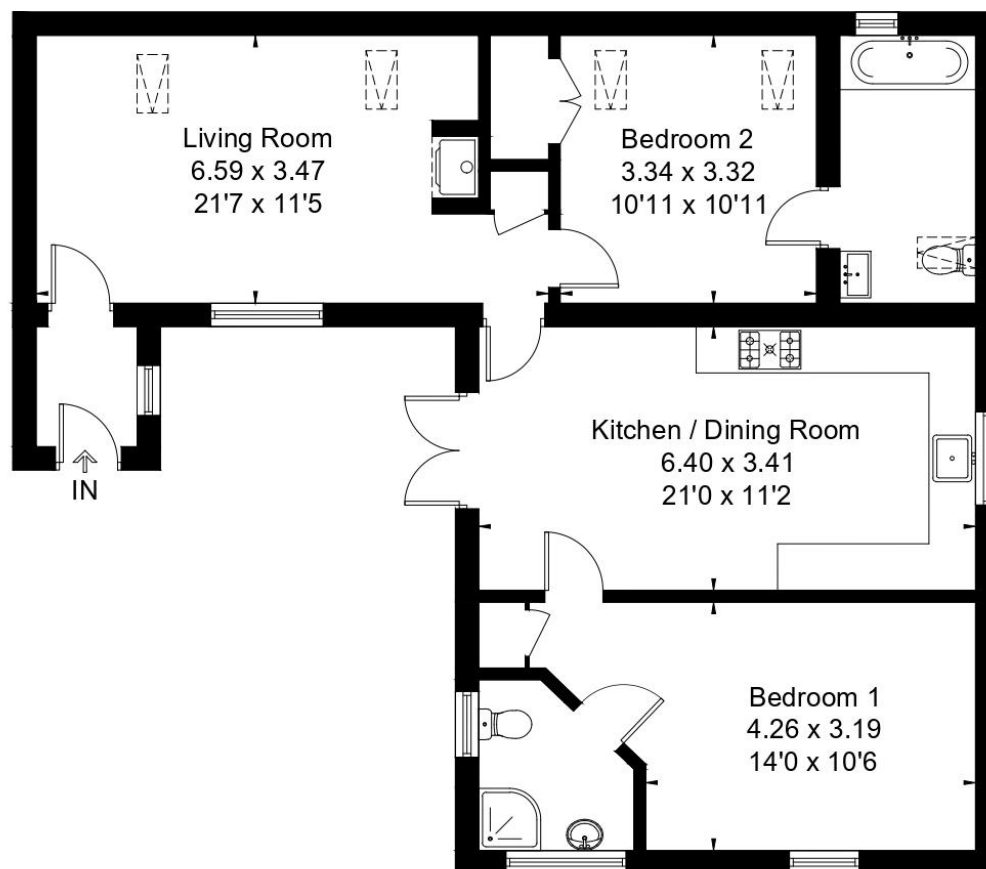
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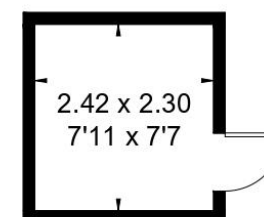
**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)  
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**



Approximate Floor Area = 89.2 sq m / 960 sq ft  
 Outbuilding = 5.5 sq m / 59 sq ft  
 Total = 94.7 sq m / 1019 sq ft



Ground Floor



Outbuilding  
 (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 #97564

