TILLORDHAR (MILTON) COTTAGE, WATER STREET, BERWICK ST JOHN, SHAFTESBURY, DORSET, SP7 0HS

PRICE: £350,000
A CHARMING DETACHED STONE AND BRICK COTTAGE OCCUPYING A QUIET POSITION WITHIN A LARGE PRIVATE GARDEN WITH CARPORT AND OFF ROAD PARKING

DIRECTIONS:
From Salisbury take the A36 west to Wilton roundabout, here turn left onto the A30 towards Shaftesbury and continue for approximately sixteen miles until you have past the Ansty Pick Your Own. Just before Ludwell you will see a sign on the left to Berwick St John, continue into the village with the Talbot pub on your left and take the road opposite which is Water Street. Continue along here past the village hall on your right for approximately five hundred yards and you will see the McKillop and Gregory board on the left hand side.

DESCRIPTION:
This charming south facing cottage was originally constructed in the early part of the 19th century of brick and stone elevations under a tiled roof. The cottage has the benefit of oil fired central heating as well as double glazing and has scope for further extension work if required. There is a conservatory looking over the garden and raised patio area. The property has been maintained to a good standard.

There is a carport to the side with private parking space adjacent and the main garden lies to the south of the cottage.
LOCATION: Berwick St John is a small and much sought after village with a lovely mix of period properties. The village has a public house, a church and village hall and lies at the end of the Chalke Valley with its lovely down land around it. The nearby market town of Shaftesbury provides excellent facilities whilst the Cathedral City of Salisbury is some seventeen miles away with its further services including a cinema and playhouse, shops and supermarkets and schools. The nearby villages of Ludwell and Broad Chalke have shops, butchers, primary schools and Post Office and there is a regular local bus service. Sandroyd school and Rushmore golf club are within the Parish. The nearest railway station is at Tisbury.

The accommodation comprises:

ENTRANCE PORCH/HALL: With tiled floor and glazed door to:

SITTING ROOM: 4.05m x 3.41m (13’3” x 11’2”) With open fireplace, telephone point, television aerial point, radiator, shelving, window looking west, glazed doors to:

CONSERVATORY: 4.91m x 2.28m (16’1” x 7’5”) With views over the garden and tiled floor.

DINING ROOM: 4.05m x 3.41m (13’3” x 11’2”) With fireplace, three windows, radiator and stairs leading off to first floor.

KITCHEN: 3.40m x 2.46m (11’1” x 8’0”) With single drainer sink unit, drawers and cupboards below, plumbing and drainage for washing machine, further double base unit, electric cooker point, fitted wall cupboards, radiator and glass door to:

UTILITY AREA: With Worcester Danesmoor oil fired boiler, tiled floor, stable door leading the side parking area.

CLOAKROOM: With WC and wash hand basin added by the present owner.

FIRST FLOOR LANDING: With access to loft with ladder.

BEDROOM 1: 3.93m x 3.66m (12’10” x 12’0”) With radiator, recess with shelving, built in double wardrobe and bookcase, view over the garden to the downs.

BEDROOM 2: 3.45m x 2.46m (11’3” x 8’0”) With fitted cupboard with book case, wash hand basin, window facing west.

Separate dressing area with door and window, airing cupboard, lagged hot water tank and shelving, immersion heater and pressure pump for the water (possible use as a child’s room).

BATHROOM: With panelled bath with shower attachment, fitted shower cubicle, wash hand basin, WC, heated towel rail, recessed area for cot or storage and radiator.

OUTSIDE: Adjacent to the cottage there is a concrete parking area for two or three cars with a small carport at the far end. There are double gates leading onto the lane at the front. There is an attractive paved area adjacent to the cottage and the conservatory, a sloping garden of approximately a third of an acre with lawns, flower beds, orchard area with wild flowers, mixed fruit trees and at the top of the garden there is a level area with lovely views looking out over the fields to Winklebury Hill. There are two garden sheds and a raised bed used for vegetables.
SERVICES: Mains water, electricity and drainage are connected to the property. COUNCIL TAX BAND: E (£1,839.70 for 2015/2016)

Viewing By confirmed appointment only with the vendor’s agent. Telephone 01722 414747.

Agent’s note Every effort has been made to prepare these particulars as carefully as possible. However, intending purchasers should be aware that their accuracy is not guaranteed, nor do they form part of any contract. Please note that the quoted room sizes are approximate and we advise you to verify the dimensions carefully, especially when ordering carpets, fittings, or any built in furniture. Where heating and electrical equipment is included, please be aware that we have not tested the appliances. We strongly recommend purchasers obtain legal advice and a survey.

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