



Drove Cottage, High Post Road, Netton, Salisbury, Wiltshire, SP4 6AP

£1,500 PCM

New detached home of considerable character, in a highly sought after location, overlooking fields to the front and rear.

Directions

From our offices proceed north, over the ring road and into Castle Road. At the traffic lights turn left into Stratford Road and continue into Upper Woodford, turning right just before the Bridge Inn, to Netton. Take the second left into High Post Road where Drove Cottage will be seen after a short distance on the right hand side.

Description

An exceptional, new detached cottage with views over open fields to front and rear. There is oil fired central heating by radiators, double glazed windows and solar panels for additional hot water. The accommodation consists of an open plan kitchen/dining room, double aspect sitting room with wood-burning stove, master bedroom with full height glazing to southern elevation and en-suite shower room, two further bedrooms and a bathroom. Outside there is a good sized terrace, large garden and off-road parking.

Netton is a small village in the heart of the Woodford Valley to the north of Salisbury. There is a primary school nearby in Middle Woodford whilst Amesbury is 4 miles and Salisbury is 6.5 miles. The Woodford Valley is well known for its beautiful countryside and there are byways, footpaths and cycle rides.

House Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance porch

Wooden front door and glazed fanlights to:

Entrance hall

Cupboard housing pressurised hot water tank and consumer unit, oak flooring, staircase to first floor.

Cloakroom

White low level WC and wash-hand basin with mixer tap. Stone flooring, heated towel rail, wooden panelling, extractor fan, wall mirror.

Sitting room 15'8" x 14'9" (4.79m x 4.51m)

Open fireplace with herringbone brickwork, timber mantel and Jotul log burning stove on stone hearth. Full height picture window to southern aspect with lovely views over open fields. Bi-fold doors lead to the terrace. Oak floor, traditional radiator, wall lights.

Kitchen/breakfast room 13'11" x 12'8" (4.25m x 3.87m)

Range of wooden work surfaces with Shaker-style cupboards and drawers, butler sink with mixer tap over, built-in oven and grill, four-ring ceramic hob, extractor hood and light above, built-in dishwasher, space for large fridge/freezer, space and plumbing for washing machine. Double glazed doors opening onto the terrace with covered porch over. Ceiling downlighters, stone flooring, traditional radiator.

First floor - landing

Deep airing cupboard with slatted shelves, light and radiator.

Main bedroom 12'0" x 9'3" (3.67m x 2.82m)

Full height glazing to south elevation, vaulted ceiling, wall light. Door to:

En-suite shower room

White suite of low level WC, wash-hand basin with mixer tap, large tiled shower enclosure. Stone flooring, heated towel rail, downlighters, extractor fan, Velux window.

Bedroom two 13'9" x 10'2" (4.20m x 3.12m)

Double aspect room, built-in wardrobe, ceiling downlighters.

Bedroom three 10'2" x 6'7" (3.12m x 2.02m)

Bathroom

White suite of panelled bath, low level WC and wash-hand basin. Mirror-fronted medicine cabinet, ceiling downlighters, stone flooring, extractor fan, curved shower screen and thermostatic shower.

Outside

The property lies behind a picket fence with pedestrian access gate to the front door and five-bar gate leading to gravelled driveway with parking for several vehicles. Sandstone terrace sits to the south and east and there is a large area of garden, laid to lawn.

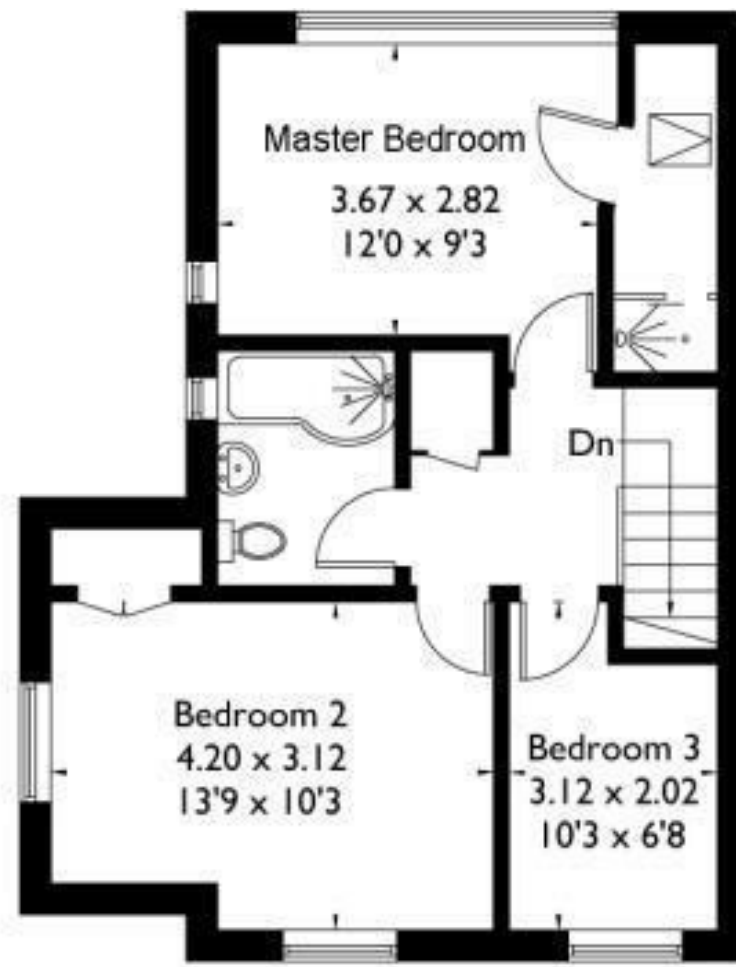
Services

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating.



Drove Cottage - Ground Floor

(Not Shown In Actual Location / Orientation)



Drove Cottage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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