



RV RURAL VIEW

Post Office Cottage
Berwick St James - Wiltshire

Post Office Cottage
High Street
Berwick St James
Salisbury SP3 4TN

An appealing semi-detached period property, conveniently positioned in this popular village.

- Sitting Room
- Kitchen/Dining Room
- 3 First Floor Bedrooms
- Family Bathroom
- Second Floor Bedroom & Shower Room
- Terrace & Garden
- Side Access
- Village with Amenities

Viewing strictly by appointment via
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Situation Once the active post office in this small, but thriving village, Post Office Cottage is positioned in the centre of Berwick St James, and therefore close to the heart of the community. The village is located in the pretty Till Valley to the South of Salisbury Plain and in turn forms part of the beautiful Wylde Valley. Berwick St James has plenty going on, including an historic thatched reading room with a regular itinerary, the Old Forge Farm Shop & Cafe, The Boot Inn and the Norman flint Church of St James with a garden running down to the river.

More extensive amenities can be found some six miles away in Amesbury, while the medieval cathedral city of Salisbury is 10 miles distant, offering a good range of shopping, education, leisure and cultural facilities, as well as being home to a large regional hospital. There are good transport links close at hand with the village being located off the A303 trunk road, making London reachable for the motorist, while the local road network gives ready access to the other main towns in the region including Warminster, Andover, Bath, Devizes and Shaftesbury. There is a mainline railway station at Salisbury with services to London (Waterloo 1hr 30mins) and the West Country.

Many families are attracted to the area by the wide choice of highly regarded schools in both the state and private sectors. Berwick St James is surrounded by the gently undulating South Wiltshire countryside and is an ideal base for a variety of rural pursuits such as walking, riding and cycling as well as traditional field sports. Racing can be found at Bath, Salisbury and Wincanton. There are many places of interest in the vicinity such as Old Wardour Castle, the Longleat Estate, Salisbury Cathedral, Stourhead Gardens, Wilton House and Stonehenge, which is only 3 miles away.



Property Constructed of brick with tile-hung elevations under a tiled roof, Post Office Cottage is one of a pair which date from the turn of the 20th Century, having a distinctive look with a mock Tudor timber façade.

The property is freshly presented and has good accommodation set over three floors. The hallway gives way to a well proportioned sitting room with bay window and a herringbone parquet floor. There is a wood burning stove set in the fireplace and shelving with a low-level cupboard in the alcoves.

A charming quirk of this property is the rise and fall of steps then leading to the kitchen/dining room, where there are two spaces separated by a square arch. The well-fitted kitchen with wooden worksurface and an electric oven and hob looks out onto the west-facing terrace and garden, while there is plenty of room for a table, or to use the dining area for a study or to place a sofa.

On the first floor, the bedrooms are light and of a good size, with an elegant bathroom, and the large bedroom on the second floor has a shower room and loft storage. There is a lovely view from here looking south over the village and beyond.





Outside Immediately to the rear of the kitchen is a paved terrace with raised borders planted with lavender, an outside tap and plenty of space for al fresco dining.

Steps rise to the level lawn which is some 15m long, at the end of which is a timber shed with power and light. The lawn is bordered by planted beds and two apple trees and there is an area of scrub immediately to the rear of the shed, behind a cob wall.

To the side of the house is pedestrian access to the street, over which next door has a right of way.

Directions Post Code SP3 4TN
What3words: ///gullible.simmer.warrior

Services Mains water & electricity. Mains drainage. Oil fired central heating & hot water.

Local Authority Wiltshire Council 01722 336272, Council Tax Band C

EPC Energy Efficiency Rating

Current: D (55) - Please refer to the agents for the complete report.

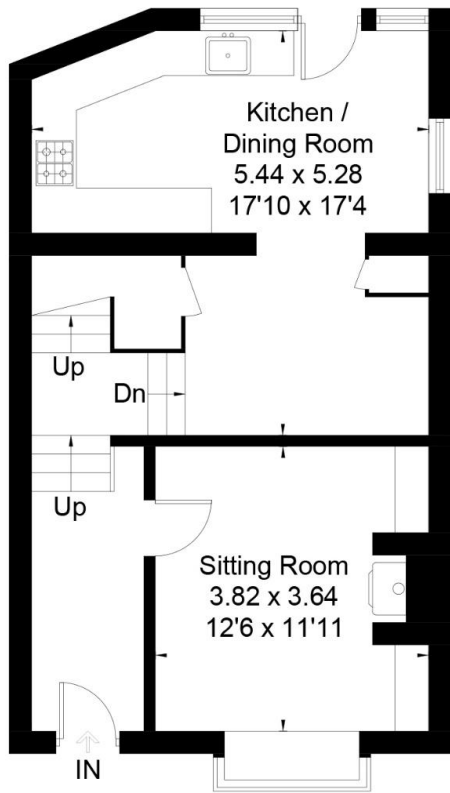
Broadband: 75 Mbps Download 20 Mbps Upload

Mobile signal: Indoor limited Outdoor likely
(Ofcom predicted)

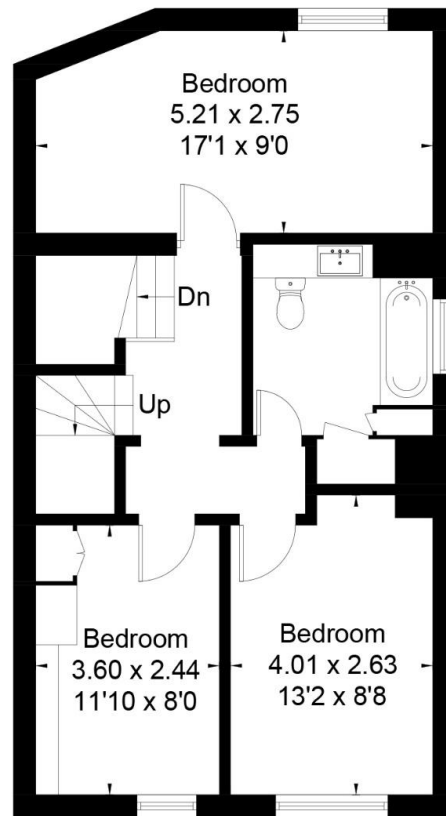


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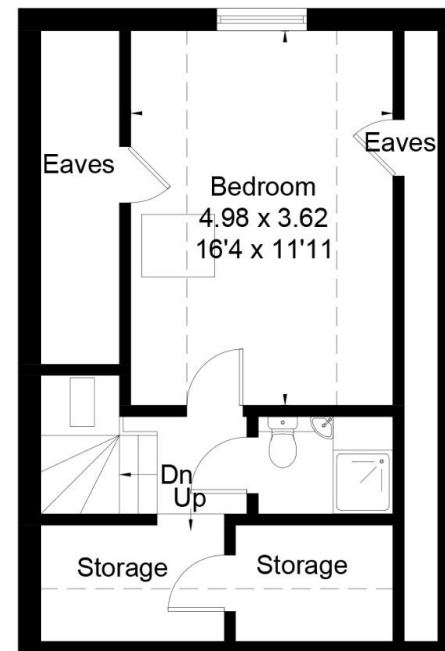
Approximate Floor Area = 135.5 sq m / 1458 sq ft (Excluding Shed / Eaves)



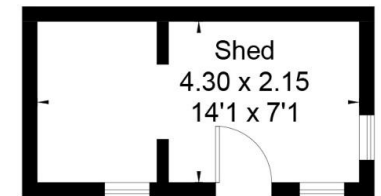
Ground Floor



First Floor



Second Floor



(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 #88904



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