



RV RURAL VIEW

27-28 Milton
East Knoyle - Wiltshire

27-28 Milton
East Knoyle
Salisbury SP3 6BJ

An enchanting Grade II listed period cottage, beautifully presented and tucked away in a rural hamlet.

- Dining Hall & Sitting Room
- Kitchen & Study
- Utility/Boot Room
- 2 Double Bedrooms & Loft Room
- 2 ensuite Bathrooms
- Outside Store & Parking
- Garden & Orchard approx. 1/3 acre

Viewing strictly by appointment via
Sole Agents Rural View (Salisbury) Ltd
01747 442500
admin@ruralview.co.uk

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Situation The property is situated in the small rural hamlet of Milton on the Wiltshire/Dorset border and just half a mile from the historic village of East Knoyle, the birthplace of Sir Christopher Wren. The community is a very active one and village facilities include a community-run shop/post office, village hall, parish church, playground and various clubs, while The Fox & Hounds Inn can be found in the neighbouring hamlet of The Green. The Saxon hilltop market town of Shaftesbury (6.5 miles) has a good range of independent shops & eateries, supermarkets, arts centre, sports facilities and cottage hospital, and is famous for the picturesque, steeply cobbled Gold Hill.

There are railway stations at fashionable Tisbury (6 miles) and Gillingham (6.5 miles), both with direct services to London (Waterloo) and the West Country. Located near the A350 and A303 the local road network gives ready access to the other main towns in the area, as well as linking with the M3 motorway, making London reachable for the motorist. Many families are drawn to the area by the quality of life and the many excellent state and private schools.

Milton is in an Area of Outstanding Natural Beauty, classified as an International Dark Skies Reserve. It is an ideal base from which to explore the particularly attractive surrounding countryside which offers a variety of rural pursuits such as walking, riding and cycling as well as traditional field sports. There are golf courses at Tollard Royal, Salisbury, Sherborne and Warminster, with racing at Bath, Salisbury and Wincanton and sailing at Shearwater near Warminster. There are several excellent dining pubs in the vicinity, as well as many places of interest such as Old Wardour Castle, the Longleat Estate, Stourhead Gardens, Wilton House, Stonehenge and the Fovant Badges.



Property 27-28 Milton originally comprised two cottages and was constructed in the late seventeenth/early eighteenth century of mainly stone elevations under a recently re-thatched combed wheat straw roof. A later brick-built addition with a clay tiled catslide roof was added at the rear and, after significant refurbishment in 2013, the property now presents beautifully, with modern fittings and a great deal of period charm.

The reception rooms are tiled and neutrally decorated, with plenty of light coming in from south-facing lead light and mullioned windows. Each room has a fireplace recess and the sitting room has the benefit of a woodburning-effect gas fire. The bespoke kitchen is fitted to a high standard and open to the dining hall, while off the sitting room is a large utility/boot room with access to the rear terrace. Steps from the sitting room lead up to a study, which looks out over the garden.

Due to the origins of the two individual cottages, each of the double bedrooms are accessed via separate staircases and are of a good size with excellent ensuite bathrooms. Off one bathroom is a door leading to a loft room, which is perfect for storage or to be utilised as further bedroom or office space.

(Agent's Note: The ground floor is on different levels and the stairs leading to the bedrooms are steep with shallow treads).





Outside One of the joys of this property is the large garden which hold a gradual southerly slope and backs onto woodland at the rear. It comprises a paved and graveled area set on two levels, and beautifully planted terracing which climbs a slight incline away from the house. Dotted with perennial shrubs and flanked by lavender beds, the wide steps lead to a lawn, at the top of which is estate fencing and a gate opening to a most attractive orchard.

Pavoured parking for one vehicle lies to the side of the cottage, and through a high, timber gate, there is access to the storeroom which also houses the oil fired boiler, hot water cylinder and water softener.

To the front of the property is a small, graveled garden set behind wrought iron fencing, where wisteria adorns the cottage and distinctively thatched porches stand in front of the two original front doors.

In all, the plot amounts to approximately 1/3 acre.

Directions From the A303, take the A350 south, signed to Shaftesbury for approx. 2 miles. Near the bottom of a sweeping hill, and before the East Knoyle junction, take the right turn signed to Upton and Milton. Follow the narrow lane to the T junction, turn left up the hill to where the road splits and take the right fork. Continue around a right hand bend and the property will be found approx. 100 meters up on the right.

Services Mains water & electricity, mains drainage, oil fired heating & hot water, bottled gas fire.

Local Authority Wiltshire Council 01722 336272, Tax Band D

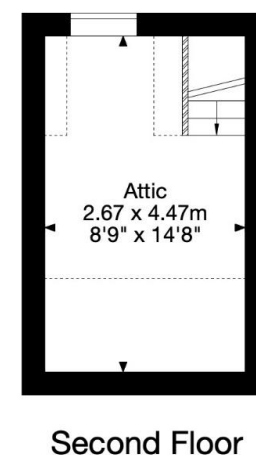
EPC Energy Efficiency Rating

42 (E) Please refer to the agents for a copy of the full Energy Performance Certificate.

Broadband: 51 Mb Download 8 Mb Upload (Potential ultrafast)
Mobile signal: Indoor None Outdoor Likely (Three, Vodafone)

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Gross Internal Area (Approx.)
143 sq m / 1,543 sq ft
(Incl. Areas of Restricted Height)





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