



RV RURAL VIEW

Cosy Cottage
Teffont Magna - Wiltshire

Cosy Cottage Teffont Magna Salisbury Wiltshire SP3 5QY

A superbly presented contemporary village home offering the perfect blend of modern and traditional country cottage styling with excellent fittings & a delightfully stocked raised garden

- Situated in the Beautiful Nadder Valley
- Good Sized Sitting Room
- Fitted & Equipped Kitchen/Dining Room
- Two Double Bedrooms
- Well Appointed Bathroom
- Pretty Garden & Parking
- Air Sourced Heating

Viewing strictly by appointment via
Sole Agents Rural View (Salisbury) Ltd
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Situation The property is centrally situated in the pretty conservation village of Teffont Magna in the heart of the beautiful Nadder Valley with its lovely gently undulating countryside. The village has a church, village hall and reading room. Other nearby villages include Chilmark, Dinton and Hindon whilst the larger village of Tisbury is 4.5 miles away and has a fine reputation for the quality of its independent shops, boutiques and amenities including a sports centre, garage, doctors, vets and a station with direct rail services to London (Waterloo). It is also the home of Messums West, a contemporary arts' centre housed in a historic thatched tithe barn.

The medieval cathedral city of Salisbury is 11 miles away and has comprehensive shopping, arts and leisure facilities, a district hospital and a mainline railway station. The Saxon hilltop market town of Shaftesbury is 13 miles away and has a good range of shops, supermarkets, eateries, secondary school, cottage hospital and is famous for the picturesque, steeply cobbled street of Gold Hill. The region's other principal towns including Andover, Bath, Blandford, Gillingham, Sherborne, Warminster and Wincanton are all linked via the local road network, as is the South Coast. The West Country, London and the motorway network are accessible by the A303/M3. Many families are drawn to South Wiltshire by the excellent choice and quality of the area's state and private schools.

Set amidst the famously beautiful countryside of the Nadder Valley, part of the Cranborne National Landscape, an International Dark Skies Reserve, Teffont is an excellent base from which to explore many miles of local footpaths and bridleways and there are a variety of rural pursuits available including walking, riding, cycling and field sports. Sailing can be found at Shearwater near Warminster, racing is at Salisbury, Bath and Wincanton and golf at Tollard Royal, Warminster and Salisbury. There are several excellent dining pubs in the vicinity as well as many places of interest such as the Longleat Estate, Old Wardour Castle, Stourhead Gardens, Wilton House and the Fovant Badges.



Property Cosy Cottage is a particularly attractive and stylish detached 21st Century cottage with stone faced external elevations under a clay tiled roof. The design is an ideal mix of the best of ancient and modern with its use of high-quality contemporary fittings, light and airy layout whilst having a lovely country cottage feel. The result is a beautifully presented, energy efficient home that has a spacious feel despite its modest size.

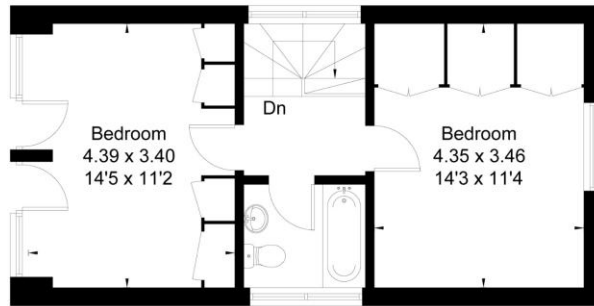
The accommodation on the ground floor comprises a welcoming entrance hall with a travertine tiled floor leading to the sitting room which has picture windows and doors to the rear terrace and a cast iron woodburner. The kitchen/dining room has been attractively fitted with rustic style units and equipped with a full range of built-in appliances. There's also a cloakroom with an underfloor grey water reservoir tank.

Upstairs the first-floor galleried landing has large South facing windows making it very light and leads to the two double bedrooms which both have vaulted ceilings and fitted cupboards whilst the bathroom is very well-appointed.

Outside The property is approached via a gravelled drive providing off street parking with herbaceous borders and access either side to the rear and the sheltered paved courtyard garden with steps up to the delightful raised garden arranged on various levels with areas of lawn, flower, shrub and rose borders and a wooden deck with views over the village and towards the church.



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First Floor



Ground Floor



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 #93074

Directions From the centre of Tisbury, turn right into The Avenue to Cuffs Lane, turn right into Court Street and over the bridge, follow the road signed to Salisbury & Chicks Grove. Stay on this road for around 4 miles. Take the left turn through Teffont Evias, at the T-Junction with the B3089 turn left into Teffont Magna. On the left bend bear right towards the church, the property will be found on the right after the village hall.
SatNav: SP3 5QY What3Words: blinks.torn.summit

Services Mains electricity, water & drainage, air sourced heating

Broadband Standard: 19 Mbps Superfast: 80 Mbps (Ofcom)

Local Authority Wiltshire Council 0300 456 0109, Tax Band D

EPC Energy Efficiency Rating

Current: 78 (C) - Please refer to the agents for the complete EPC

Tenure Freehold

