

BEEHIVE COTTAGE

STAPLEFORD, WILTSHIRE



RV
RURAL VIEW

BEEHIVE COTTAGE

Berwick Road, Stapleford, Salisbury, Wiltshire SP3 4LJ

A QUITE CHARMING VILLAGE COTTAGE
WITH A LOVELY GARDEN AND BEAUTIFUL SETTING

Kitchen/Dining Room | Vaulted Sitting Room | Study | Shower Room

3 Bedrooms | Bathroom

Garage | Parking | Garden



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SITUATION

Beehive Cottage is located at the foot of a beautiful coombe, close to the centre of this small and attractive village. Set in the Wylde Valley to the northwest of Salisbury, Stapleford is a mix of period and more modern properties, with the A36 conveniently close by. It has an active and supportive community, with a parish church, pub, and a garage with a convenience store, while nearby is Berwick St James where there is a farm shop & café and a pub.

Wilton is about 5 miles away, offering shopping for most everyday needs, and the cathedral city of Salisbury lies just beyond, providing more comprehensive cultural amenities, a mainline railway station (London Waterloo 1hr 30 mins) and a District Hospital. The A303 is only about two miles away, linking both London via the M3, and the west country.

The area provides many opportunities for sport and leisure pursuits, including miles of footpaths and bridleways, golf, racing and traditional field sports, while the wonderful Langford Lakes Nature Reserve is close at hand. Many families are drawn to the area for the Salisbury Grammar Schools and there are a number of fine eateries in the vicinity. Local attractions include nearby Stonehenge, Stourhead House & Gardens, and Longleat.

PROPERTY

Understood to date originally from the 15th Century, Beehive Cottage is constructed of cob elevations under a thatched roof. The property has been well maintained and is full of charm and character, but it is now in need of some updating. The accommodation is south facing and plenty of light comes into the welcoming rooms. At the

eastern end a good-sized kitchen/dining room is a lovely space, with a 4 oven aga, oak fitted units and a door to the garden. Windows wrap around the end of the room and a fitted box seat lines the corner. Along the corridor from here is a shower room, wc and understairs utility space, while perhaps the highlight of the cottage is the spectacular sitting room, which is double height with windows on both ground and upper levels. There is an inglenook fireplace (note: the wood burner is not in use) and stairs rising to the first floor. Adjoining this, via the small entrance lobby, is a study with stairs accessing a charming bedroom. The main first floor area has a landing with under eaves storage, the main double bedroom with cupboards and a splendid view, and a single bedroom and bathroom.

OUTSIDE The property is accessed via a pedestrian gate to a paved path leading along the front of the property. The pretty façade is lined with climbing roses and bay, and steps go up to a stretch of south facing level lawn with planted beds, shrubs, fruit and other trees. A shaped box hedge lines the road and on the other side of the garden there is a summer house surrounded by planting. At the rear of the property a track leads to a parking area and garage (having potential stpp), with a log store and oil tank.

DIRECTIONS (SP3 4LJ)

From the A36 turn into the village and the property can be found approx. 100 m on the right. From the A303, turn off towards Berwick St James just west of Winterbourne Stoke. Continue through the village and on to Stapleford.

Beehive Cottage is almost at the end of the village on the left.

What3words: ///shelters.hologram.crucially

TENURE

The tenure of the property is freehold.

SERVICES

Mains water and electricity, mains drainage, oil fired central heating & hot water.

LOCAL AUTHORITY

Wiltshire Council.

OUTGOINGS

Council Tax Band F

EPC

D (56) - Please refer to the agents for the complete certificate.

BROADBAND & MOBILE

Ofcom: Superfast, potential Ultrafast broadband

All mobile providers good. Vodafone limited inside

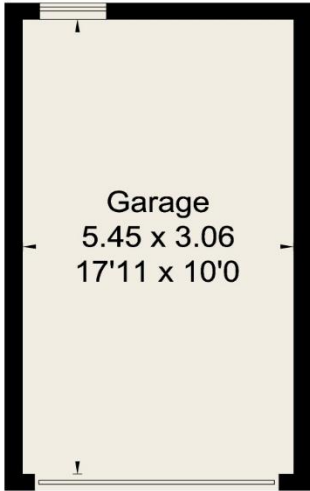
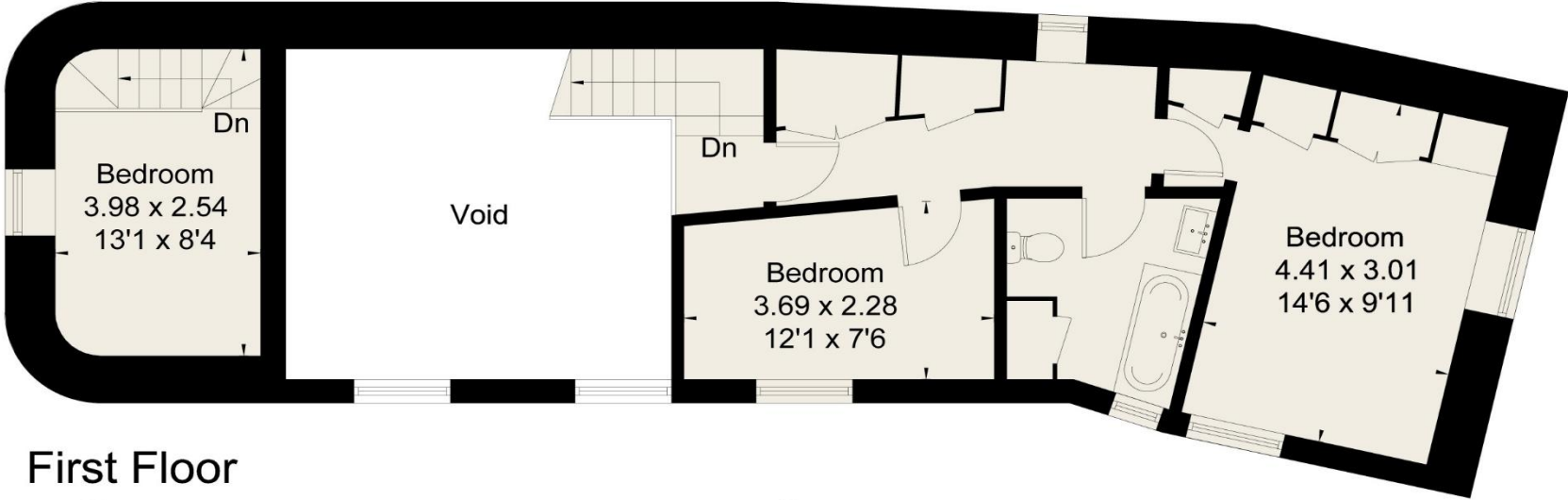
VIEWINGS

Strictly by appointment with Rural View.

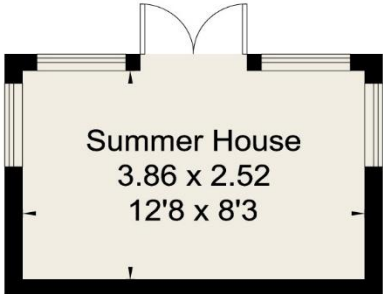
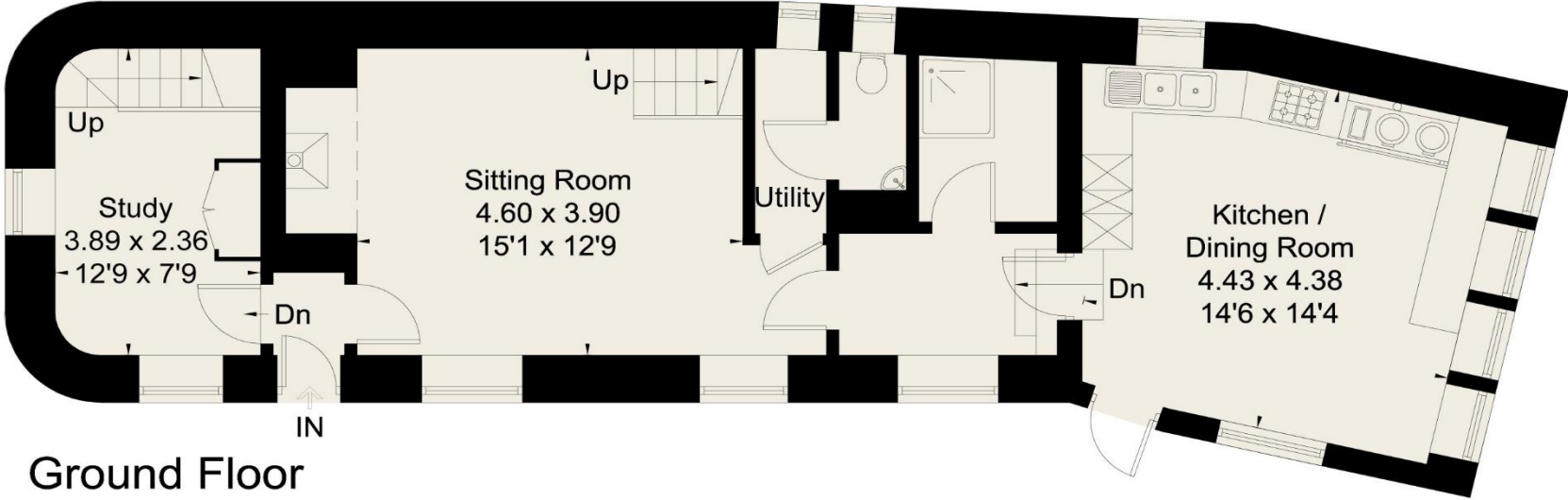
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Approximate Floor Area = 118.8 sq m / 1279 sq ft
 Garage = 16.6 sq m / 179 sq ft
 Outbuilding = 9.6 sq m / 103 sq ft
 Total = 145 sq m / 1561 sq ft



(Not Shown In Actual Location / Orientation)



(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 #107613



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