

GLASSES LANE COTTAGE

SUTTON MANDEVILLE, WILTSHIRE



RV
RURAL VIEW

GLASSES LANE COTTAGE

Glasses Lane, Sutton Mandeville, Salisbury, Wiltshire SP3 5NB

A MOST CHARMING RURAL COTTAGE
WITH A DELIGHTFUL GARDEN IN A WONDERFUL SETTING

Sitting Room | Kitchen/Dining Room | Study | WC
Main Bedroom with Ensuite | 2 further Bedrooms | Bathroom
Driveway & Parking | Approx 0.3 acre Garden



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SITUATION

The property is situated in a wonderful location, tucked away off a quiet country lane on the edge of the small but highly desirable village of Sutton Mandeville, in the heart of the beautiful Nadder Valley. Close to hand is the parish Church, locally famed for its annual carol service, and organic produce from the wonderful Kensons Farm, while further local amenities can be found at the nearby village of Fovant.

Tisbury is just over three miles away and has excellent day-to-day shopping facilities, eateries, a post office, school, doctor's and dental surgeries, sports centre, garage and a station with direct rail services to London (Waterloo 1hr 50mins) and the West Country. The immediate area has a number of excellent dining inns such as The Compasses (walkable), The Beckford Arms and The Royal Oak.

Sutton Mandeville is situated just off the A30, almost midway between Shaftesbury and Salisbury, both of which offer a good range of shopping, education, leisure and medical facilities, including Salisbury District Hospital. The local road network gives ready access to the other main towns in the region including Bath, Blandford, Sherborne and Warminster, as well as to the South Coast, while the A303 trunk road links with the M3, making London readily accessible for the motorist. Many families are attracted to the area by the wide choice of highly regarded schools in both the state and private sectors.

The cottage is surrounded by the gently undulating countryside of the Nadder Valley, part the Cranborne Chase National Landscape, a Dark Skies Reserve. A variety of rural pursuits are available, such as walking, riding and cycling, as

well as traditional field sports. There are golf courses at Tollard Royal, Salisbury, Sherborne and Warminster, and racing can be found at Bath, Salisbury.. There are also many places of interest in the vicinity such as Old Wardour Castle, the Longleat Estate, Stourhead Gardens, Wilton House and the Fovant Badges.

PROPERTY

This is an incredibly pretty, extended country cottage, constructed of Chilmark stone and clad elevations under a part thatched and part tiled roof. Not Listed, it is thought to have been built in the early 18th Century and altered in 1776, with a stone plaque bearing this later date. Period detail is everywhere, such as wooden beams, plank walls and latch

doors, as well original flagstone and quarry tile floors, while a modern theme with a reclaimed twist compliments the old beautifully. The cedar clad, shingle roofed extension was added in 2008 and there is still plenty of scope for further enlargement, subject to consent.

The accommodation is arranged over two floors with a wooden entrance lobby leading to the triple aspect sitting room with a stone flagged floor, window seats and inglenook fireplace with a large bread oven and salt store.

An inner hall gives access to a study overlooking the rear garden, a cloakroom and the light and spacious kitchen/dining room which is double aspect with glazed doors spilling out to both front and rear terraces. It has a painted, boarded floor and a corner of units constructed of reclaimed cheese-making boards and a billiard table slate surface. There is an eye level Neff oven & grill and a Bosch electric hob,

while more adventurous cooking can be enjoyed on an Italian woodburning stove.

Upstairs there are two good sized double bedrooms, one of which has an en-suite bathroom, a single bedroom, shower room and a utility cupboard with plumbing for a washing machine.

OUTSIDE

The delightful gardens are bordered on one side by woodland and amount to just under 0.30 of an acre. The property can be accessed via a pedestrian gate to the lane, but the main entrance is through a five bar gate from a grass and dirt drive with a parking and turning area. Beyond a fence, the front garden is laid to lawn,

with beautifully planted beds and a landscaped circular sitting area. Steps lead down to a further sleeper-retained

terrace with immediate access to the kitchen. The front of the cottage is adorned with roses and climbers. To the west of the property, a path leads round to a lawn at the rear, with a large potting shed and another terrace at the back of the kitchen.

DIRECTIONS (SP3 4LJ)

From the A30 turn into Glasses Lane and continue for about ¼ mile. The cottage can be found on the right.

What3words: [///removals.purse.cork](https://www.what3words.com/#!/removals.purse.cork)

TENURE

The tenure of the property is freehold.

SERVICES

Mains water and electricity, private drainage, air source fired central heating & hot water. Solar panels supplementing.

LOCAL AUTHORITY

Wiltshire Council

OUTGOINGS

Council Tax Band D

EPC

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

BROADBAND & MOBILE

Fibre. Download 149 mbps Upload 33 mbps (Which)
Good signal for all networks outdoor, O2 variable indoor (Ofcom)

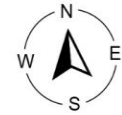
VIEWINGS


Strictly by appointment with Rural View.

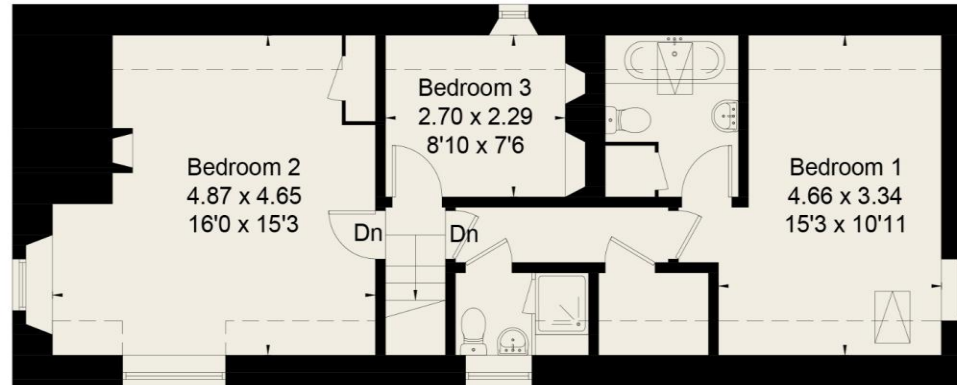


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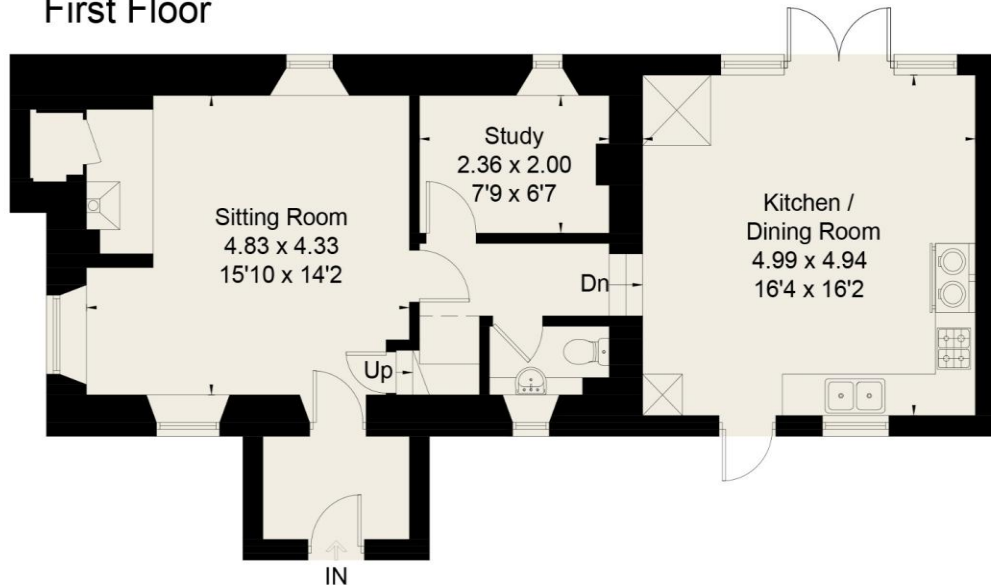
Approximate Floor Area = 126.6 sq m / 1363 sq ft (Excluding Shed / Open Store)



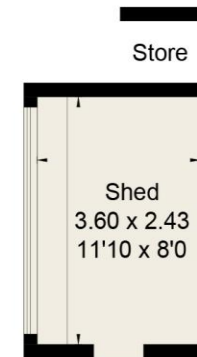
 = Reduced head height below 1.5m



First Floor



Ground 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 #108582



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