



THE COTTAGE

SUTTON ROW, SALISBURY

RV
RURAL VIEW

THE COTTAGE

1 Sutton Row, Salisbury, Wiltshire SP3 5NQ

A BEAUTIFULLY REFURBISHED AND EXTENDED PERIOD COTTAGE,
SET IN A SPECTACULAR RURAL LOCATION CLOSE TO TISBURY.

Entrance Hall | Cloakroom | Sitting Room with Woodburner | Large Kitchen/Dining Room
3 Double Bedrooms | Bathroom

Over 0.5 Acre of Gardens & Woodland | Outstanding Views



RV RURAL VIEW

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SITUATION

The Cottage is situated in the most idyllic location in a small hamlet on the edge of the village of Sutton Mandeville, in an area of outstanding natural beauty. This is a hugely attractive and sparsely populated rural location in the Nadder Valley with a clutch of properties and facilities including the village Church and the historic Compasses Inn conveniently close by in Lower Chicks Grove.

Tisbury is only a few miles away and offers a rich variety of independent outlets and shopping for everyday needs, including a deli, bottle shop and butcher, while further amenities include a sports centre, doctor's surgery, dentist and professional services. Tisbury Station provides services to London Waterloo from 1 hour 50 minutes. Access to the A303 is about 6 miles to the north, which brings the M3/M25 within commuting distance and for a more comprehensive range of shopping facilities, the

cathedral city of Salisbury lies about 12 miles to the east and Shaftesbury about 10 miles to the west, both easily accessible via the A30.

Sporting facilities in the area include golf courses at Rushmore and South West Wilts, and racing at Salisbury or Wincanton, while there is a variety of rural pursuits and pastimes available, including an extensive network of bridleways and footpaths from the house with superb walking. The popular Jurassic coastline in South Dorset is within easy reach and many places of interest such as Longleat Estate, Old Wardour Castle, Stourhead Gardens, Wilton House and the Fovant Badges. The area is also renowned for its excellent schooling locally, both state and private, which is a big draw for families.



PROPERTY

This is a rural gem, understood to date from around 1700. The property has recently undergone extensive renovation to an excellent standard, using high quality materials including locally manufactured hardwood windows and French limestone floors. The interior is accessed via an entrance hall with wc, while an extension to the east now forms, on the ground floor, an impressive kitchen/dining room which has underfloor heating and integral appliances. The dining area at the rear has French doors opening on to the terrace and takes advantage of the morning sun. Above this are well proportioned bedrooms with vaulted ceilings, a further bedroom and a well fitted bathroom. The cosy, beamed sitting room with its inglenook fireplace sits centrally and stairs rise from here to the first floor.

OUTSIDE

A major feature of this property is the wonderful terraced garden of just over 0.5 acre, with woodland containing fine broadleaf trees and carpeted with seasonal flora, including bluebells and foxgloves. Seating positions take full advantage of the spectacular westerly vista. There is a terrace on two levels, a tarmac parking area provides space for two cars and a timber garage has a good woodstore to the rear.

DIRECTIONS (SP3 5NQ)

From Tisbury, exit the village in an easterly direction and head towards Teffont and Fovant. After about a mile, take the right turning in Lower Chicksgrove and continue up the hill, past The Compasses Inn and on for a further ½ mile. The property will be found on the left.

TENURE

Freehold.

SERVICES

Mains water, mains electricity supplemented by solar panels, private drainage, oil fired central heating.

LOCAL AUTHORITY

Wiltshire Council

OUTGOINGS

Council tax band D

FIXTURES AND FITTINGS

Unless specifically mentioned all fixtures & fittings are excluded from the sale. Some items may be available by separate negotiation.

EPC

Energy Efficiency Rating E (Please refer to the Agents for the complete EPC)

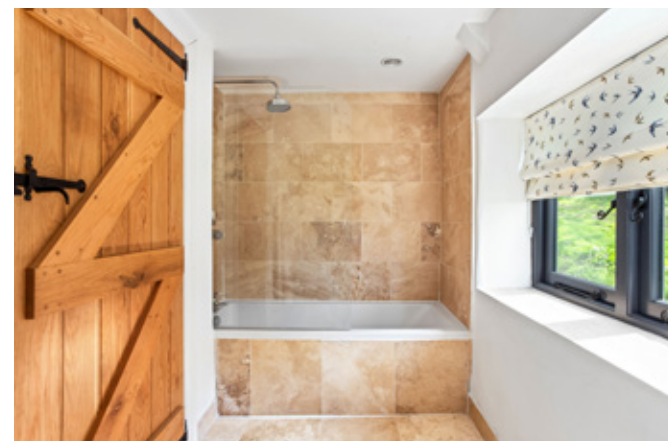
BROADBAND

Wessex Fibre Internet

Mobile Signal Likely (Ofcom checker)

VIEWINGS

Strictly by appointment with Rural View.



KEEPERS COTTAGE

MAIN HOUSE = 1,257 Sq Ft - 116.8 Sq M

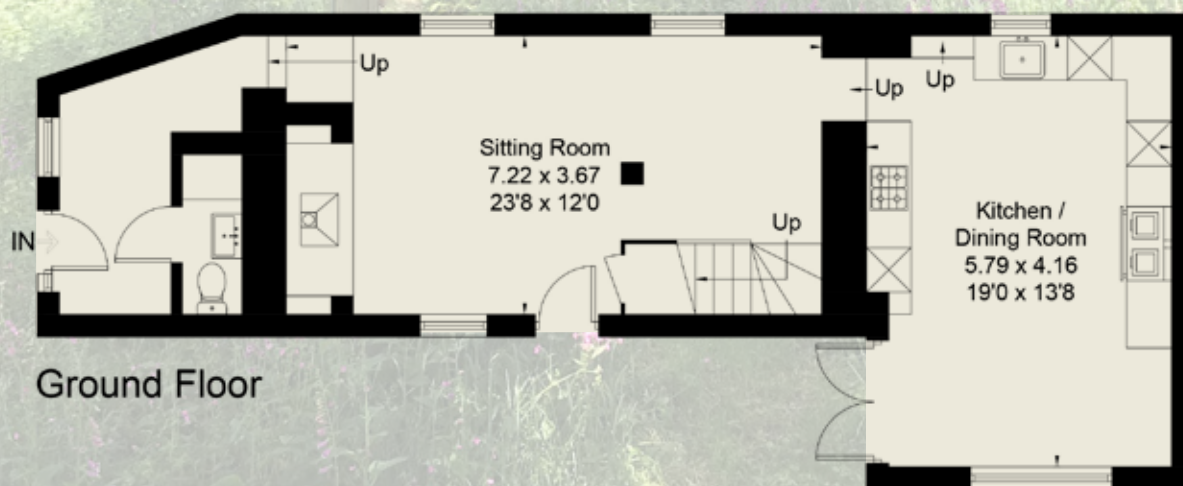
OUTBUILDING = 127 Sq Ft - 11.8 Sq M

TOTAL AREA = 1,384 Sq Ft - 128.6 Sq M

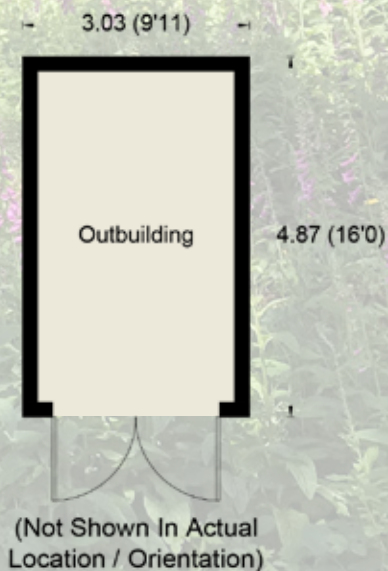
INCLUDING LIMITED USE AREA = 6 Sq Ft - 0.6 Sq M



First Floor



Ground Floor



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