



Dairy Cottage
Chitterne - Wiltshire

Price £355,000

01747 442 500

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A newly built & stylishly designed energy efficient semi-detached home nearing completion situated in a semi-rural setting with views over farmland

- Sitting Room with County Views
- Fitted Kitchen/Dining Room
- 3 Bedrooms & 2 Bath/Shower Rooms
- Hall & Cloakroom
- Raised Garden & Parking
- 10 Year Warranty Included

Directions Travelling on the A303, exit at the junction with the A36 signed to Warminster. Proceed Northwest along the Wylve Valley, take the first turning on the right to Codford and then right to Chitterne. On reaching the village turn right onto the B390 towards Amesbury, continue past the turning to Tilshead towards Shrewton. The property will be on the left.

Services Mains water & electricity, air sourced heating, private communal sewage treatment plant

Local Authority Wiltshire Council 0300 456 0100 – yet to be assessed

Tenure Freehold

SAP EPC Rating 85 (B)

Situation Chitterne is a small rural community situated amidst gently rolling chalk downland on the edge of Salisbury Plain close to where it meets the Wylve Valley. It has an active hall, church, playground and cricket club whilst the nearby villages of Codford, Heytesbury and Shrewton all have good everyday amenities including shops, post offices, primary schools, petrol stations, doctors' surgeries and vets. Warminster has a larger choice of facilities including a station with services to London, Bristol and Southampton whilst Westbury has direct rail service to London (Paddington). The local road network gives access to the other towns in the area whilst the A303 links with the M3 motorway making London accessible for the motorist. Many families are drawn to the area by the quality of village life, choice of schools in both the state and private sectors and the lovely countryside of South Wiltshire.

Property Dairy Cottage is an attractively designed newly built semi-detached home overlooking open countryside. One of four properties developed to exacting standards by highly experienced Wiltshire builders, Newcourt Homes Ltd to a stylishly but traditional design in keeping with the rural setting. Using the latest building techniques, high levels of insulation and air-sourced heating, Dairy Cottage is an energy efficient, economic home equipped with high quality fittings. The accommodation on the ground floor comprises a sitting room, open plan fitted & equipped kitchen/dining room, hall and cloakroom whilst upstairs is a master bedroom with an en-suite shower room, two further bedrooms and a family bathroom. Outside is a shared drive to the front with two parking spaces whilst to the rear is a paved terrace and access up to a raised garden with views over the house to the fields beyond.

Additional Land The ownership of an area of land across Shrewton Road is to be passed on to the four households for use as a shared amenity & recreational area. It backs on to fields and is where the communal sewage treatment plant is sited.

