



Lower Road, Charlton All Saints, Salisbury, Wiltshire, SP5 4HH

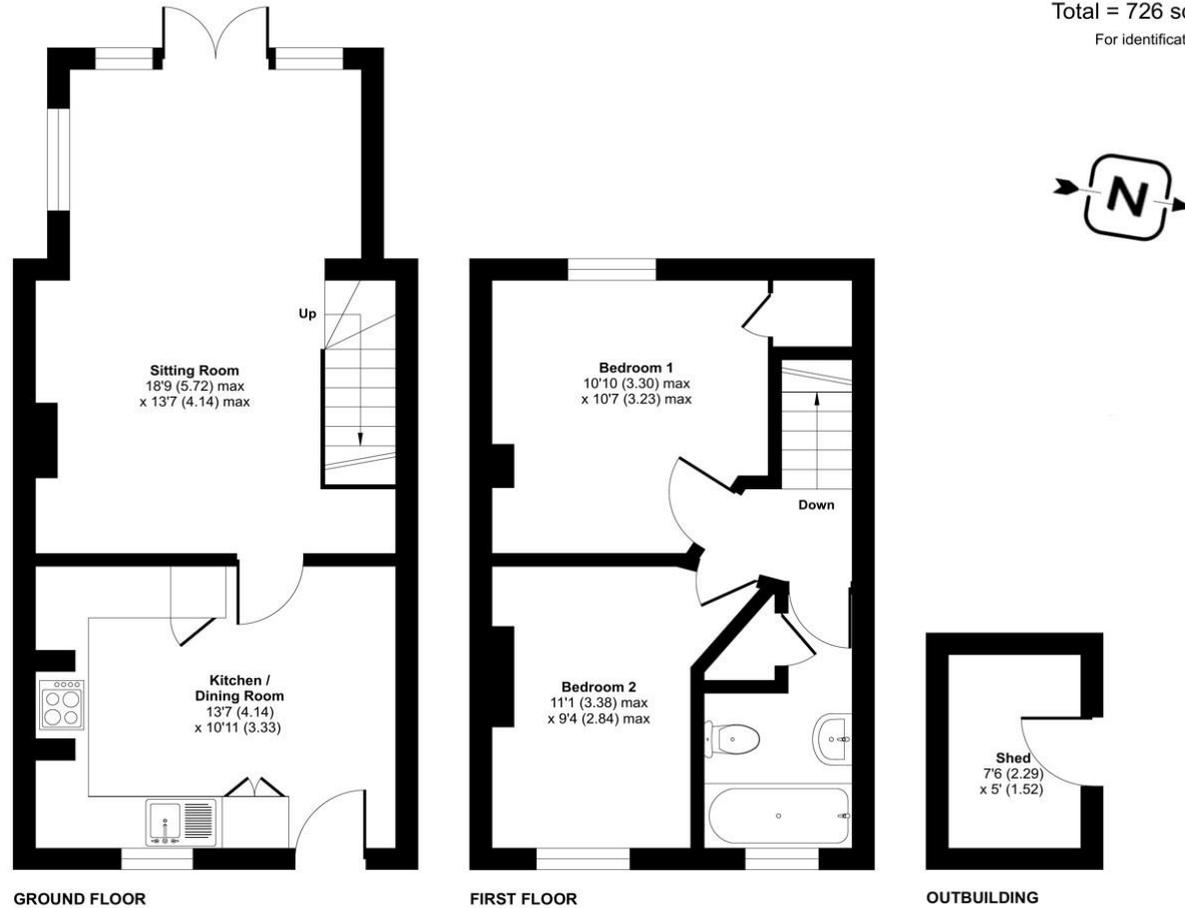


ACCOMMODATION

Offered with no forward chain is this well-presented terraced cottage dating back to 1870, forming one of four farm workers cottages in the heart of the highly desired village of Charlton All Saints. The cottage occupies a favourable position overlooking stunning farmland to the rear and beautiful countryside views from the doorstep. This period cottage offers a deceptively spacious and well-proportioned interior with the ground floor showcasing flagstone tiled flooring in the stylish sitting room centred upon an open fireplace and French doors to the patio terrace. The kitchen/dining room has tiled flooring and a comprehensive range of wall and base units. The first floor displays two good sized bedrooms served by the bathroom with cast iron roll top bath with claw feet and a WIFI power shower over, accessed from the landing with stripped wooden floors and loft access which is boarded with integrated ladder. The decoration throughout is of soft neutral hues, complementing the living space and providing a calm but cosy feel. To the fore of the property is a large gravelled parking area. The front garden is mainly laid to manicured lawn. The private rear garden backs onto open countryside and features a paved seating area with raised lawn flanked by flowerbeds. There is a brick-built outbuilding with power, light, water and sink. There is full fibre broadband to home up to 150mps.

Council Tax Band: C Approx. £1,926.31 per annum

Approximate Area = 688 sq ft / 63.9 sq m
 Outbuilding = 38 sq ft / 3.5 sq m
 Total = 726 sq ft / 67.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 955049



SITUATION

The property is pleasantly situated in the popular village of Charlton All Saints which lies approximately five miles to the south of Salisbury. It is surrounded by attractive countryside and the River Avon is a short distance away. The village of Downton is easily accessible being approximately two miles away where there are sufficient facilities for day to day needs whilst the Cathedral City of Salisbury is also within easy striking distance where there is an excellent range of educational, recreational, leisure and shopping facilities which combine with a twice weekly market in addition to a mainline railway station (Waterloo). The South Coast and New Forest are also within close proximity, whilst the A303 gives access to the West Country, the M3 and London.



SPECIFICATION

- Well-presented character cottage
- Central village location
- Beautiful countryside views
- Two double bedrooms
- Well equipped kitchen with appliances
- Sitting room with garden access and feature fireplace
- Lovely rear garden
- Driveway parking for two cars

LOCAL AUTHORITY

Wiltshire County Council
Council Tax Band: C Approx. £1,926.31 per annum

GUIDE PRICE

Asking Price £350,000

TENURE

Freehold

Disclaimer: Private drainage, new sewage treatment plant

Oil Fired Central Heating