



**A DELIGHTFUL FOUR BEDROOM THATCHED CHARACTER COTTAGE SITUATED  
IN THE SOUGHT AFTER VILLAGE OF DURRINGTON**

CAMELLIA, CHURCH STREET, DURRINGTON, WILTSHIRE, SP4 8AL





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WILTSHIRE, SP4 8AL**

**Ground Floor:** Hall ♦ living room ♦ dining room ♦ kitchen  
♦ utility ♦ cloakroom

**First Floor:** Landing ♦ master bedroom ♦ three further  
bedrooms ♦ family bathroom

Double garage and ample off road parking

**Description**

Dating back to the mid-17th Century, Camellia is a delightful mix of cob and brick elevations under a thatched roof. Over the years the cottage has been sympathetically extended to create further living accommodation whilst making the most of the characterful features throughout.

A welcoming entrance hall leads into the light, double aspect living room which offers generous proportions, this flows into the dining area and then onto the kitchen.

The double aspect Kitchen is flooded with natural light, it has bespoke 'Woodstock' fitted units, granite worktops and includes an induction hob, double oven and dishwasher. There is also a large utility room complete with a cloakroom and a door to the garden.

On the first floor the large landing provides access to the four bedrooms, the large, double aspect master bedroom is naturally light and views of the nearby River Avon and surrounding countryside, along with the added benefit of ample wardrobe space. The next two bedrooms are both doubles and look out to the rear elevation, the fourth bedroom is a large single and there is a family bathroom.

Camellia is approached from the road via the driveway with a tandem double garage and ample parking next to the property. The gardens surround the property and are mainly laid to lawn with a patio area and path leading to a gate to provide access to the road.



### Situation

Camellia is located in the village Durrington and offers an extensive range of useful amenities including shops, swimming pool and fitness centre, churches, petrol station/garage and chemist.

The town of Amesbury has good facilities and is within 15 minutes' drive, and the cathedral city of Salisbury is also within 20 minutes' drive and provides an excellent range of shopping, educational, recreational and cultural facilities. The renowned Dauntseys school is within 20 minutes' drive and there are mainline railway stations in Grateley and Salisbury, providing a service to London Waterloo in 1hr 15 mins and 1hr 25 mins respectively. There is also good road access via the A303 (1.3 miles), providing access to London via the M3 and also the West Country. The surrounding area offers many recreational opportunities such as walking and riding over nearby Salisbury Plain. There is racing at Salisbury, Newbury, Bath and Wincanton, golf at nearby courses and fishing on the Avon, Nadder and Wylde Rivers.

The house is well placed to take advantage of excellent communications to London, with access to the A303 about two and a half miles away and with a train service to Waterloo from Salisbury, Grateley and Andover stations.

### Directions

Leave Salisbury heading north on the A345, continue through Amesbury and over the Countess roundabout. Continue across the next roundabout, the mini roundabout and turn right after approximately 100 yards into Hackthorne Lane follow this road and left turn by the church into Church Street, continue down this road until see the property on your right, denoted by our for sale board.

### Tenure

The property is for sale Freehold with vacant possession upon completion.

### Local Authority

Wiltshire Council

### Council Tax

Band F

### Services

Mains water, electricity are available at the property. Oil fired central heating.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

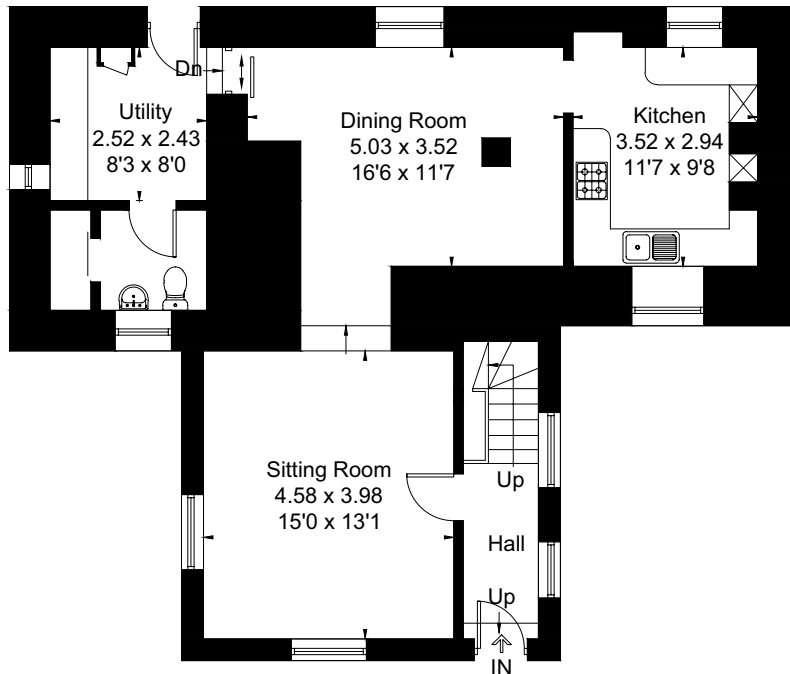
Strictly by appointment with Savills



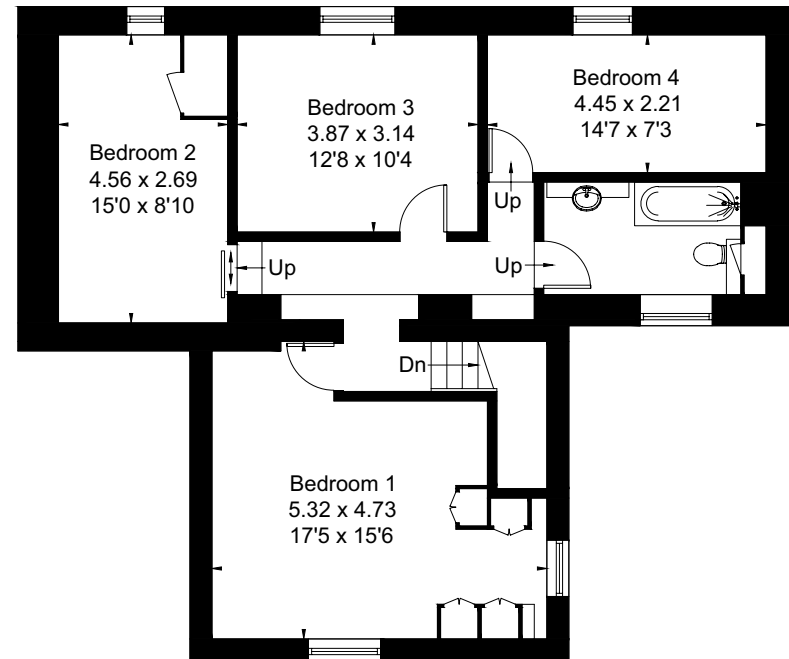


## FLOORPLANS

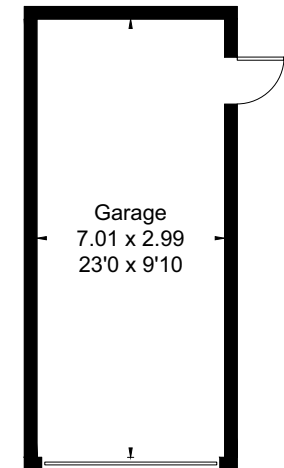
Approximate IPMS2 Floor Area = 151.1 sq m / 1626 sq ft  
 Garage = 20.9 sq m / 225 sq ft  
**Total = 172 sq m / 1851 sq ft**



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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