



Delightful Grade II listed cottage, set in a peaceful location

Kerry Cottage, Newton Toney, Wiltshire, SP4 0HA

Guide Price £825,000 Freehold

savills

Entrance Hall • Drawing Room • Sitting Room • Kitchen/
Breakfast Room • Dining Room • Utility Room
• Cloakroom • Principal Bedroom with en suite Shower
Room • Three further Double Bedrooms • Family
Bathroom • Outbuildings/Office • Garden Studio • Garden
Stores • Greenhouse

Description

This charming thatched cottage, dating from 1741 with later additions, sits in a tranquil edge-of-village position, with gardens rolling down to a winterbourne. It has been sympathetically extended over the years to provide flexible accommodation. The front door, accessed via a pretty thatched porch, opens into an entrance hall with a stone floor. The drawing room, with a large inglenook fireplace with a wood-burning stove and a wealth of exposed beams, leads through to the kitchen/breakfast room, which has the benefit of an AGA, fitted wooden units and a quarry-tiled floor. The adjacent dining room is a light, bright room with a roof lantern, quarry-tiled floor and French doors onto the terrace. A cosy dual-aspect sitting room, family bathroom, utility room and cloakroom complete the ground floor. A staircase leads up from the sitting room to the triple-aspect principal bedroom and en suite shower room. The second staircase, from the entrance hall, leads up to three further double bedrooms.

Outside

The cottage is approached from the lane, via a five-bar gate, onto a gravel driveway, with parking for several cars.

A really good range of fully insulated outbuildings are suitable for a variety of uses, such as home office, games room, gym or annexe (subject to the necessary consents). The separate garden studio has three sets of French doors overlooking the garden and is fully insulated, with both water and power. Behind the main run of outbuildings is a log store and further garden storage.

The delightful garden is laid mainly to lawn, with herbaceous borders and several mature trees, such as weeping willow and ash, a vegetable garden and a greenhouse. The lawns run down to a winterbourne and overlook the countryside beyond.

Situation and Amenities

The peaceful position of the cottage is a particular feature, sitting as it does towards the end of a no-through lane on the edge of the sought-after village of Newton Tony. It is surrounded by 750 acres of unspoilt countryside, owned by the RSPB, including the Winterbourne Downs. The village has a primary school, church, village hall and a popular pub. The market town of Amesbury is less than five miles to the west and provides a host of everyday amenities, such as supermarkets, schools, pubs and independent shops.





Although Newton Tony is positioned well away from main roads, it remains easily accessible. Grateley station is approximately six miles away and offers direct trains to London Waterloo (average journey time of 1 hour 25 mins).

The beautiful Cathedral city of Salisbury offers a wide selection of shops, restaurants, arts and recreational facilities. Trains from Salisbury to London Waterloo have a journey time of approximately 90 minutes.

Racing is available at Salisbury Racecourse and Wincanton and golf at South Wilts Golf Club and High Post. This area is renowned for its fishing on the River Avon, Test and outlying chalk streams.

The A303 provides access to the south west and London via the M3.

There is a wide selection of both state and private schools in the area, including Dauntseys, Warminster, Salisbury Cathedral School,

Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools.

Tenure
Freehold

Local Authority
Wiltshire Council - 0300 456 0100

Outgoings
The property is subject to Council Tax Band F

Fixtures and Fittings
Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

Services
Mains electricity and water.
Oil fired central heating. Private Drainage.

Viewing
Strictly by appointment.



Kerry Cottage, Newton Toney, Wiltshire, SP4 OHA

Approximate Area 182 sq m / 1959 sq ft

Outbuildings 94.5 sq m / 1017 sq ft

Total 276.5 sq m / 2976 sq ft

Including Limited Use Area (11.2 sq m / 120 sq ft)



savills

savills.co.uk

Paul Cadge

Savills Salisbury

01722 426820

salisbury@savills.com



For identification only. Not to scale. © 220413PC

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

