



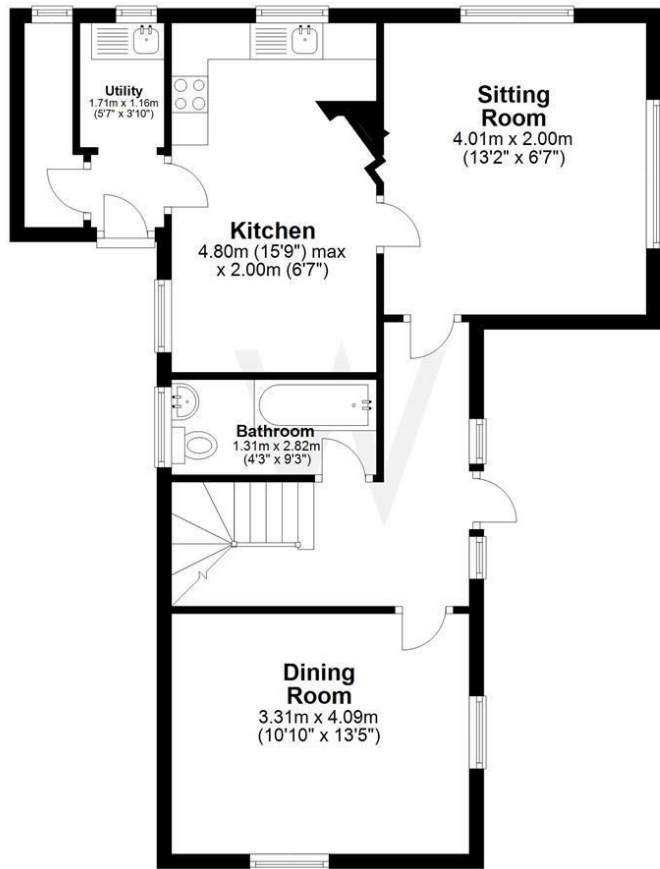
Bailiffs Cottage West Woodyates, Salisbury, SP5 5QS

£2,250 PCM

A most attractive, four bed detached cottage quietly situated on a private estate with stunning views from all directions. The accommodation comprises entrance vestibule, larder, utility room with sink and plumbing for washing machine etc, kitchen/breakfast room with a feature fireplace and a range of fitted units incorporating single electric oven, electric hob and space for f/freezer. Double aspect sitting room with working fireplace and a similar sized double aspect dining room with shelves/cupboards. On the first floor there are three double bedrooms and one large single, most rooms having lovely views over the surrounding arable land. Ground floor bathroom with electric shower over bath. Outside there is a large garden surrounding the cottage with extensive, flat lawn and former vegetable area bordered by mature hedging. There are some useful outbuildings comprising a brick and tiled shed/workshop and a separate wooden structure incorporating a carpeted studio with downlighters, a further workshop/storage shed as well as a garage. Oil fired central heating. Dog-friendly. Off-road parking for several cars. The property has been recently redecorated and partly re-carpeted, is available unfurnished on a potentially long-term basis.

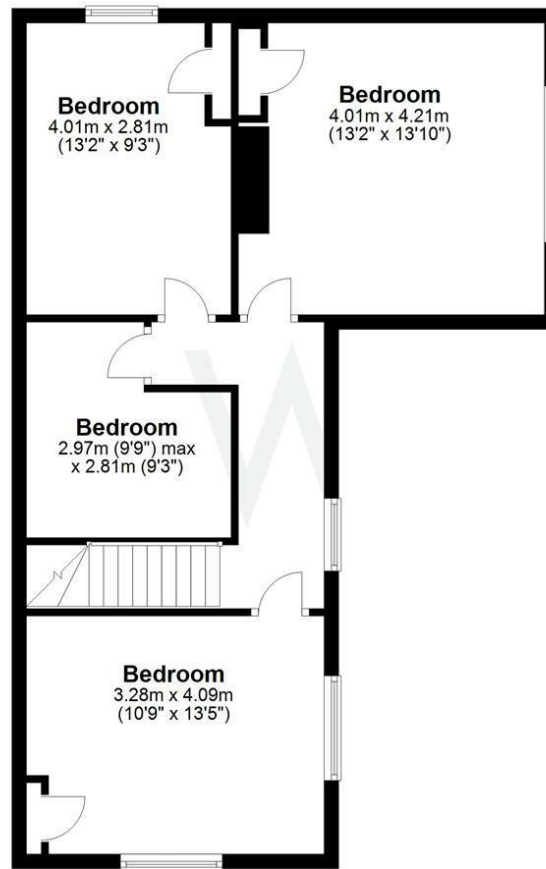
### Ground Floor

Approx. 62.2 sq. metres (669.5 sq. feet)



### First Floor

Approx. 58.9 sq. metres (634.0 sq. feet)



Total area: approx. 121.1 sq. metres (1303.5 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
49	98		

**Energy Efficiency Rating Legend:**

- A (92-100): Very energy efficient - lower running costs
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-38)
- G (1-20): Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**

- A (81-91): Very environmentally friendly - lower CO<sub>2</sub> emissions
- B (69-80)
- C (55-68)
- D (39-54)
- E (21-38)
- F (1-20): Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



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