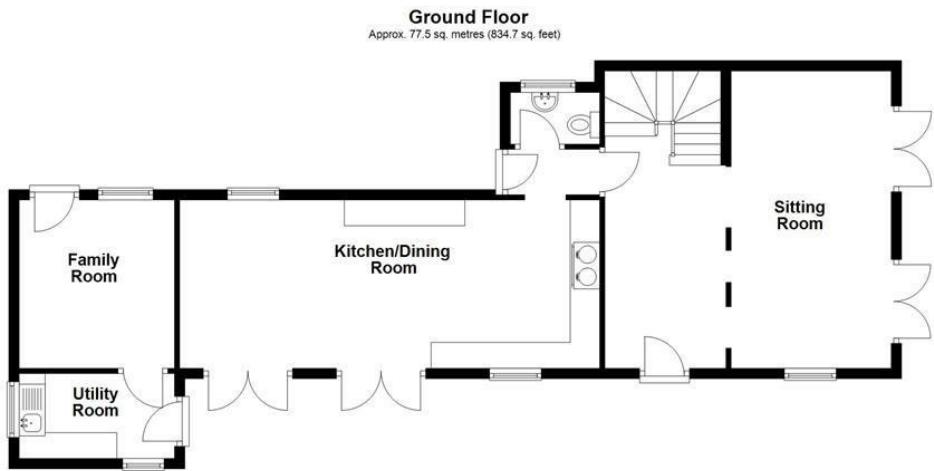




Keepers Cottage, 46 Upper Woodford, Salisbury, Wiltshire, SP4 6NU

£2,000 PCM

Keepers Cottage was built approximately 60 years ago in an elevated position above the village and with fine views across the valley. The cottage has been re-decorated throughout with accommodation comprising: an entrance hall with flagstone flooring that continues throughout most of the ground floor. Cloakroom and understairs cupboard. Sitting room with a triple aspect, open fire with stone mantle, exposed woodwork and French doors leading on to a side terrace. The kitchen/dining room is the hub of the home and has a two oven oil fired Aga, a freestanding range style cooker, a good selection of storage cupboards with wooden work tops and integrated Belfast sink, plumbing for dishwasher and French doors to the garden. At the end of the kitchen is a versatile family room with wooden laminate floor and this could be used as a dining room, study or playroom. A separate utility room with range of fitted units, sink, spaces for washing machine, drier and side door to the garden. On the first floor, there is a landing with hot water cupboard, main bedroom 1 with a dual aspect, built-in wardrobes and a stylish en-suite bathroom with roll top bath and further storage cupboards. There are two further bedrooms on this floor and a family bathroom with a large walk-in, thermostatic shower and under floor heating. From the landing there is a paddle staircase which leads to a spacious loft room which is used as bedroom 4. Externally the property has a terrace taking in the morning sun, stepping down to a tiered lawn with some established flower beds and views over the river/water meadows opposite. There is a useful detached studio/storage building with power and lighting. The cottage is accessed up a private lane where there is a parking space immediately in front of the property. There is a further parking space to the side of the studio. Opposite the property there is a wood store and oil tank. The cottage has oil fired central heating and has fully double glazed windows and doors. Available UNFURNISHED.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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