



9 The Highway, Charlton-All-Saints, Salisbury, Wiltshire, SP5 4HD

Guide Price £375,000 Freehold

## **A wonderful, period cottage together with good garden, parking and fabulous views.**

### **Directions**

From Salisbury take the A338 Downton Road. 9 The Highway will be seen just after the first turning to Charlton-All-Saints on the left hand side.

### **Description**

A delightful, period cottage in need of modernisation and with terrific potential for alterations or additions (subject to permission). There is parking to the front and to the rear for a good number of vehicles, a large garden and open fields to front and rear. There is also a garage/store room attached to the cottage which could be converted into further accommodation. It would also be possible to build more garaging (subject to permission) to the rear of the garden. A further benefit is the original copper (for washing clothes), range fireplace and bread oven in the store room which could also be converted (subject to permission). Vacant possession is offered. Properties of this type and opportunity rarely come to the market and the Agents would suggest an early viewing.

### **Property Specifics**

The accommodation is arranged as follows:

#### **Entrance Porch**

Courtesy light, tiled floor and shelves. Half-glazed door to:

#### **Sitting Room**

Fireplace with woodburning stove, double cupboard housing lagged hot water tank and immersion heater.

#### **Dining Room**

Brick fireplace with tiled hearth, night storage heater.

#### **Inner Hall**

Stairs to first floor with understairs storage cupboard, radiator.

#### **Bathroom**

Shower cubicle with electric shower over, panelled bath and wash hand basin. Tiled floor, part-tiled walls.

#### **Cloakroom**

Low level WC.

#### **Kitchen**

Work surfaces with cupboards and drawers beneath, space for electric cooker, further appliance space, night storage heater, single drainer stainless steel sink unit, tiled floor, door to:

#### **Utility Space**

Door to garden, work surfaces with butler sink and shelves below, tiled floor, space and plumbing for washing machine. Door to:

#### **Boot Room**

Vaulted ceiling, original copper with fire space below, range fire and bread oven. Exposed timbers.

#### **First Floor - Landing**

##### **Bedroom One**

##### **Bedroom Two**

Night storage heater.

##### **Bedroom Three**

Radiator.

#### **Outside**

To the front of the property is a well stocked garden enclosed by picket fence with access gate, flowerbeds, shrubs and climbing plants. There is an area to the front of the garage for parking. To the rear the garden is a good size, laid to lawn with a multitude of flowerbeds, shrubs, trees with hedging and fencing to sides. Ornamental fish pond. Covered store to rear.

#### **Garage/Store**

Pedestrian door to front and rear. There is further parking with separate access off the Charlton-all-Saints road to the rear of the property.

#### **Services**

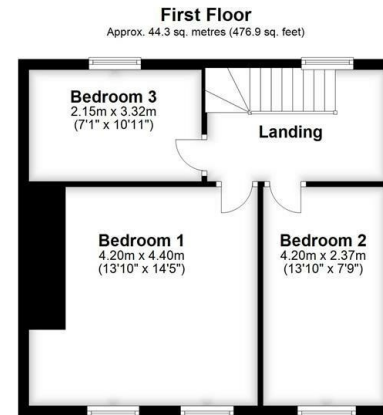
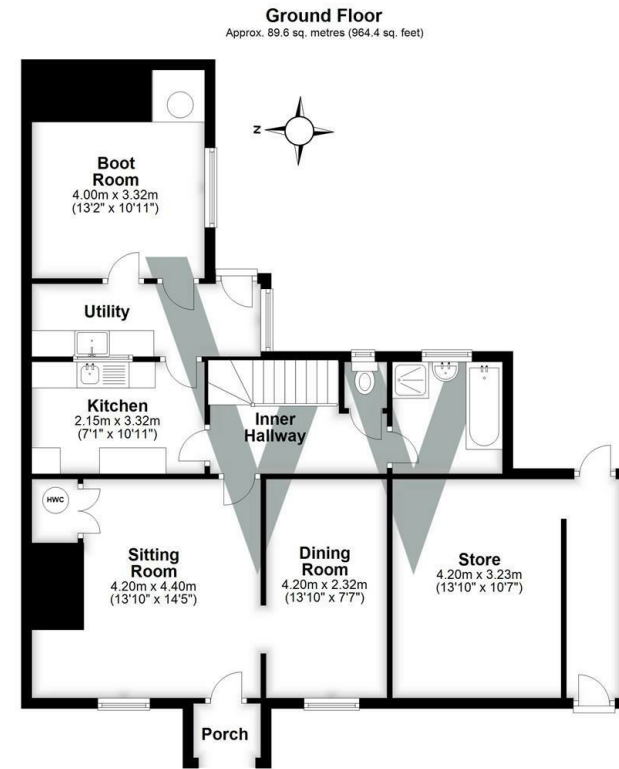
Mains water and electricity are connected to the property. Septic tank drainage.

#### **Outgoings**

The Council Tax Band is 'C' and the payment for the year 2023/2024 payable to Wiltshire Council is £1,926.31.

#### **WHAT3WORDS**

What3Words reference is: ///goad.shack.lyrics



**WHITES**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

