



Yew Tree Cottage South Street, Great Wishford, Salisbury, Wiltshire, SP2 0NN    Guide Price £650,000 Freehold

## A wonderful character cottage together with garden, double garage and parking, quietly situated in a very popular village.

### Description

A charming, five bedroom detached Grade II Listed, 16th century thatched cottage, full of character, situated in the middle of this popular Wylde Valley village with easy access to Salisbury and the A303. This is possibly the oldest cottage in Great Wishford (well known for its annual Oak Apple Day celebrations). At one time the property was a sweet shop and has now been under the same ownership since 1983. It has a double garage with driveway and ample parking and gardens to rear and side. There are good views to the rear over farmland, owned by the Wilton Estate. There is a wealth of original features, including exposed timbers and a working fireplace within the inglenook in the sitting room and there is an old bread oven in the dining room (not in use). The property was extended in the 1990s to provide a modern kitchen space with french doors to the garden with a double bedroom above, taking in the views. The accommodation consists of entrance porch, hall, cloakroom, kitchen/dining room, walk through utility area, family room/dining room, sitting room, study, five bedrooms and a bathroom. Ample sized gardens can be found to the rear and side of the property and boast countryside views. There is easy access to the medieval Cathedral city of Salisbury and local convenience shopping in nearby Wilton. Oil fired central heating, The roof was completely re-thatched in water reed (with a combed wheat ridge) completed in early 2013. The property is offered with vacant possession from 1st June and no onward chain.

### Entrance porch

Tiled floor, double doors to disused cellar space

### Hall

Stairs to first floor with cupboard beneath, tiled floor.

### Cloakroom

Wc and wash hand basin, tiled floor.

### Utility

Tiled floor, butlers sink, oil fired boiler for heating and hot water.

### Family Room/Dining Room

Tiled floor, exposed beams, brick fireplace with bread oven.

### Sitting Room

Inglenook fireplace with bread oven, exposed beams, built in cupboards.

### Study

Built in shelving, exposed timbers.

### Kitchen/Dining Room

Bay window overlooking the garden with window seat, double doors to parking area and to garden, tiled floor. Wooden worktops with cupboards and drawers beneath, butlers sink, 5 ring range cooker, further appliance space, tiled splashbacks, shelving and exposed ceiling beams.

### First floor landing

Airing cupboard with lagged hot water tank.

### Bedroom One

Double master bedroom with views over the garden of surrounding farmland. Wash hand basin.

### Bedroom Two

Large double bedroom with inbuilt wardrobe. Views over garden.

### Bedroom Three

Well proportioned double bedroom with single door access to storage.

### Bedroom Four

Small double bedroom.

### Bedroom Five

Single bedroom.

### Bathroom

Panel bath with mixer shower attachment and glass screen, WC, wash hand basin, part-tiled walls.

### Outside

The property is approached via a five bar gate which leads to the tarmac parking and turning area. To the side is an area of lawn with hedging to the front, flower beds and shrubs. The rear garden is laid to lawn with flower beds and shrubs. The whole is enclosed by walls, timber fencing and hedging.

### Garage 17'6" x 15'10" (5.34 x 4.84)

Two up and over doors, power and light.

### Services

Mains water drainage and electricity, oil fired central heating.

### Location

Great Wishford is a village in the Wylde Valley in Wiltshire, three miles north of the busy market town of Wilton and five miles north-west of the cathedral city of Salisbury. The village has a unique triangular street layout, comprising South Street, West Street and Station Road and boasts excellent access to numerous countryside walks including the nearby Grovely Woods. Salisbury is a charming medieval city with a rich history, featuring a wide variety of shopping, dining, public houses and cultural activities, with an additional range of shops offered in the nearby town of Wilton. The Salisbury area is home to excellent schools, including Chaffyn Grove, the Cathedral School, Godolphin and Bishops Wordsworth and South Wilts Grammar schools. Additionally, further out, there is Farley School, Port Regis, Bryanston, and Sandroyd. It also offers a direct train service to London Waterloo with travel time as short as 88 minutes.

### Directions

Leave Salisbury on the A36 Wilton Road. Proceed through South Newton and just before The Swan Inn on the right, turn left to Great Wishford. Continue over the bridge and turn left into South Street where the cottage will be seen after a few hundred metres on the left hand side.

### Outgoings

The Council Tax Band is 'F' and the payment for the year 2023/2024 payable to Wiltshire Council is £3,023.34.

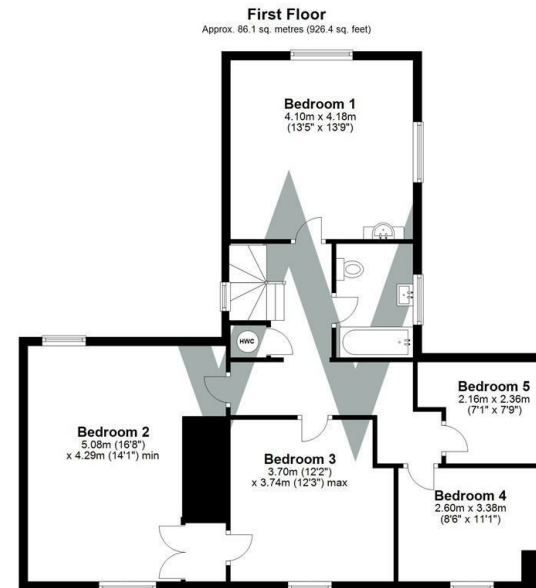
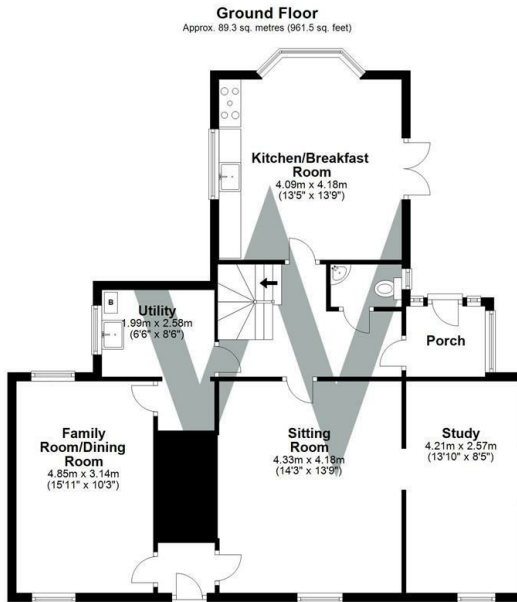
### WHAT3WORDS

What3Words reference is: [///circular.erupt.perfectly](https://www.what3words.com/circular.erupt.perfectly)

### Caveat

The garden photographs were taken in the summer during a previous tenancy





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