



Woodside, The Alley, Bishopstone, Salisbury, Wiltshire, SP5 4DB

Guide Price £200,000 Freehold

An absolutely charming, detached, character cottage situated in a popular village, together with a small garden with river frontage.

Directions

From Salisbury take the A354 and on entering Coombe Bissett, turn right signposted to Broadchalke and Bishopstone. Continue into Bishopstone and turn left just before the White Hart public house into Butt Lane. Bear right into The Alley where Woodside will be seen on the right hand side just as the road bears to the left.

Description

Very rare, small detached house of considerable character situated in a popular Chalke Valley village. The house has part rendered/part brick and part flint elevations under a slate roof and benefits from a small area of garden together with parking and river frontage on the other side of the lane. The accommodation consists of open plan living/kitchen, bedroom and bathroom. There are night storage heaters, brick fireplaces and exposed timbers. All the windows have a southerly aspect. The cottage is in need of modernisation and updating. This is an unusual opportunity to purchase a small detached cottage and would make a perfect weekend home.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Front door to:

Sitting room 13'1" x 10'10" (4.01m x 3.31m)

Exposed brick chimney breast with inset (old) range, shelves to side, night storage heater, wall light points, window to front elevation with southerly aspect. Open to:

Kitchen 7'7" x 5'7" (2.32m x 1.71m)

Work surface with single drainer sink unit and mixer tap over, plumbing and space for washing machine space for electric cooker, base cupboards and wall cupboard. Extractor fan, tiled floor, stairs to first floor.

Bedroom 11'8" x 10'10" (3.56m x 3.31m)

Exposed brick chimney breast with fireplace, exposed ceiling beams, south facing window, two double built-in wardrobes.

Bathroom

Suite of panelled bath, low level WC and wash-hand basin. Part tiled walls, cupboard housing lagged hot water tank and immersion heater for hot water.

Outside

On the other side of the lane there is also a parking space and more parking could be created if required together with a small area of garden which has recently been cut down and this extends down to the river.

Services

Mains water and electricity are connected to the property. Shared drainage system.

Outgoings

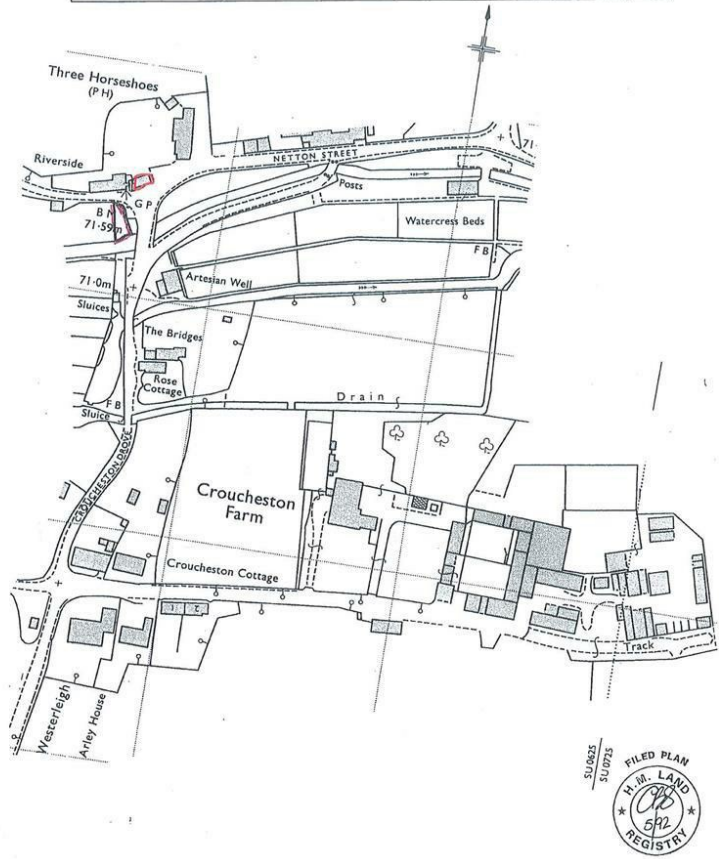
The Council Tax Band is 'C' and the payment for the year 2020/2021 payable to Wiltshire Council is £1,704.62.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		23	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

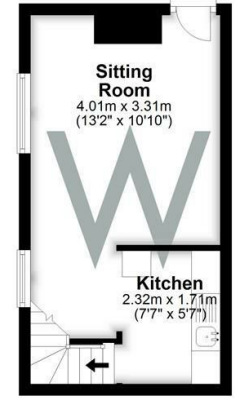
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H.M. LAND REGISTRY		TITLE NUMBER	
		WT 112638	
ORDNANCE SURVEY PLAN REFERENCE	SU 0625	SECTION	C
		Scale 1/1250 Enlarged from 1/2500	
COUNTY	WILTSHIRE	DISTRICT	SALISBURY
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This official copy is incomplete without the preceding notes page.

Ground Floor
Approx. 21.1 sq. metres (227.2 sq. feet)



First Floor
Approx. 20.9 sq. metres (225.5 sq. feet)

