



SHREWTON, WILTSHIRE, SP3 GUIDE PRICE £385,000 FREEHOLD

Winkworth



PEAR TREE COTTAGE, SHREWTON, WILTSHIRE, SP3 4JE

This charming and well finished Grade II listed cottage, nestled in the rural village of Shrewton, offers prospective buyers the chance to experience a taste of the idyllic countryside village lifestyle. The property has a number of period features including an inglenook fireplace with a log burner and beams throughout.

The home provides two generous double bedrooms, one large family bathroom, open plan kitchen/dining room and a living room which opens out into the garden. Moving outside the large garden offers the potential for outdoor dining and is a fabulous entertainment space. In addition, there is an outbuilding/utility room plus a double garage with electricity.

AT A GLANCE

Ground Floor:

- Kitchen • Dining Room • Living Room

First Floor:

- Dual Aspect principal bedroom with walk in wardrobe
- Second double Bedroom • Family Bathroom

Outbuildings:

- Utility room • W/C

Outside:

- Large Southwest facing garden with Hot Tub/Spa • Outdoor dining area • Shed/Garden Storage • Double Garage with further off-street parking

SERVICES

- Mains Electricity, Drainage, Water
- Oil Fired Central Heating
- EPC Exempt
- Council Tax Band: D



LOCATION

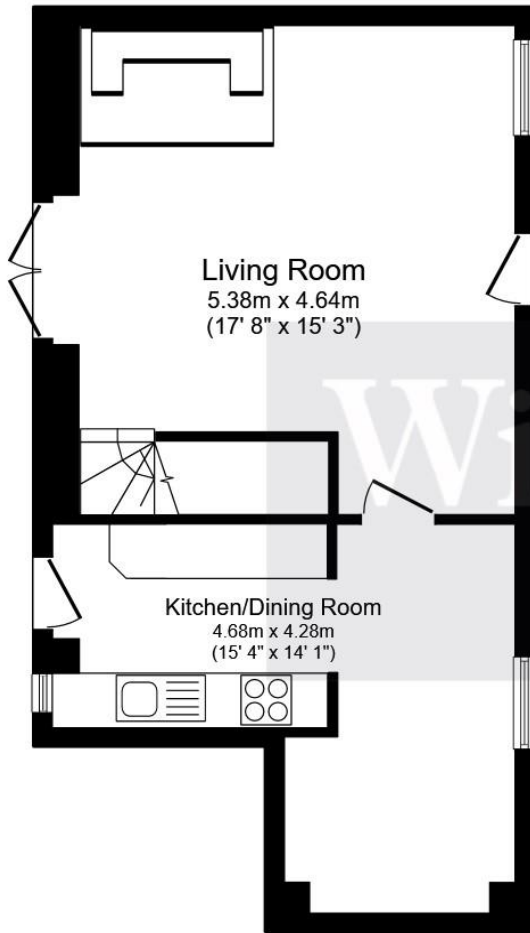
Shrewton is a popular village with excellent local amenities including two doctors' surgeries, a Co-operative convenience store with Post Office, butcher, hairdresser, garage and petrol station, friendly local pub and primary school rated Ofsted 'Good'. Devizes is under fourteen miles away and Marlborough just a forty minute drive.

The historic Cathedral city of Salisbury is just eleven miles to the south with larger shops, supermarkets, a range of leisure facilities including restaurants, cinema and theatre. Trains from Salisbury go to Waterloo in around an hour and a half, making an easy commute.

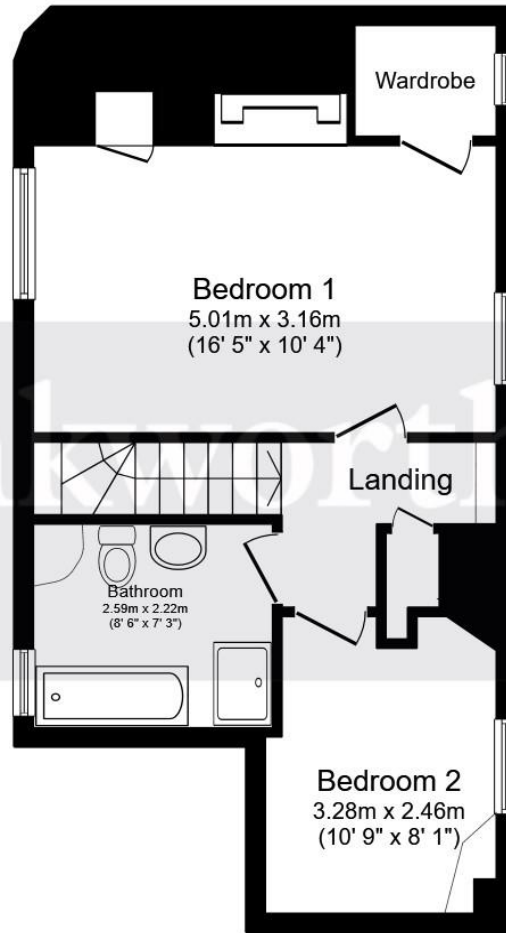
Historic Stonehenge is close by and the lovely countryside of Salisbury Plain provides plenty of opportunity for walking, riding and various other country pursuits. Beautiful Red Kites can be seen in the locality. Sporting facilities in the area include fishing on the nearby chalk streams, golf at South Wilts, racing at Salisbury and sailing along the south coast.

There is a great choice of local schooling in both the public and private sectors, including Dauntseys, Bishops and South Wilts Grammar schools, Cathedral School, Chafyn Grove and Godolphin.

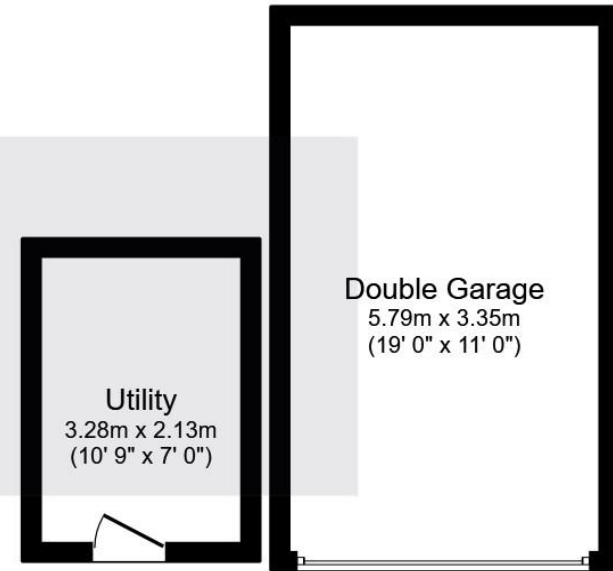




Ground Floor



First Floor



Outbuildings

Total floor area 113.7 sq.m. (1,224 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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