



Totterdown Cottage, Folly Lane, Alderbury, Salisbury,
Wiltshire

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Totterdown Cottage

Folly Lane, Alderbury, Salisbury, Wiltshire

SP5 3DT

A pretty part-thatched period cottage set in delightful westerly facing gardens and a peaceful setting

Alderbury 0.2 miles, Salisbury city centre 3.7 miles, Salisbury mainline station 4.4 miles (90 minutes to London Waterloo), M27 (Jct 2) 12.2 miles

Entrance hall | Sitting room | Study | Dining room | Kitchen/breakfast room | Ground floor bedroom with en suite shower room | 3 Further double bedrooms | Family bathroom | Double garage and wood store | Gardens of 0.46 acres EPC Rating D

The property

Totterdown Cottage is a delightful part-thatched period property that offers attractive, characterful accommodation arranged over two floors.

The ground floor has three comfortable reception rooms including a well-proportioned sitting room with a woodburning stove, south and west-facing aspects and French doors opening onto the garden. There is also a useful study which opens onto the garden and a formal dining room, while the kitchen features wooden storage units to base and wall level, plus a range cooker and integrated appliances.

A double bedroom with en suite is located on the ground floor while upstairs there are three further double bedrooms, each of which benefits from built-in storage. The first floor also has a family bathroom with a bathtub and a separate shower unit.

Outside

The property is accessed through five-bar wooden gates which open onto a gravel driveway, which provides plenty of parking and access to the detached double garage.

The garden is mostly west-facing and includes rolling lawns, paved pathways and terracing, an ornamental pond and various wildflowers, shrubs, trees and hedgerow. There are also delightful far reaching views.

The garden is enclosed and bordered by woodland, creating a peaceful, private atmosphere.

Location

Totterdown Cottage is set in a peaceful rural position on the edge of the village of Alderbury. The village has a selection of useful everyday amenities, including a village store, a post office, a local pub and a primary school. Further facilities and amenities are found in Salisbury. With its historic centre and famous cathedral, there is a superb choice of shopping and leisure facilities, plus a fine selection of pubs, cafés and restaurants, as well as several excellent schools, including the outstanding-rated Bishop Wordsworth's Church of England Grammar School and the independent Salisbury Cathedral School. In addition there is a further choice of independent schooling within easy reach in the wider area. Preparatory schools include Chaffyn Grove, Sandroyd and Twyford, while public schools include Marlborough, Sherborne, Bryanston, Winchester, King Edwards and Godolphin, all nearby.

Salisbury's mainline station offers regular services to London Waterloo, taking approximately 90 minutes, while the area is also well connected by road, with a network of A-roads nearby and the M27 12 miles away.

There are airports at Bournemouth and Southampton.



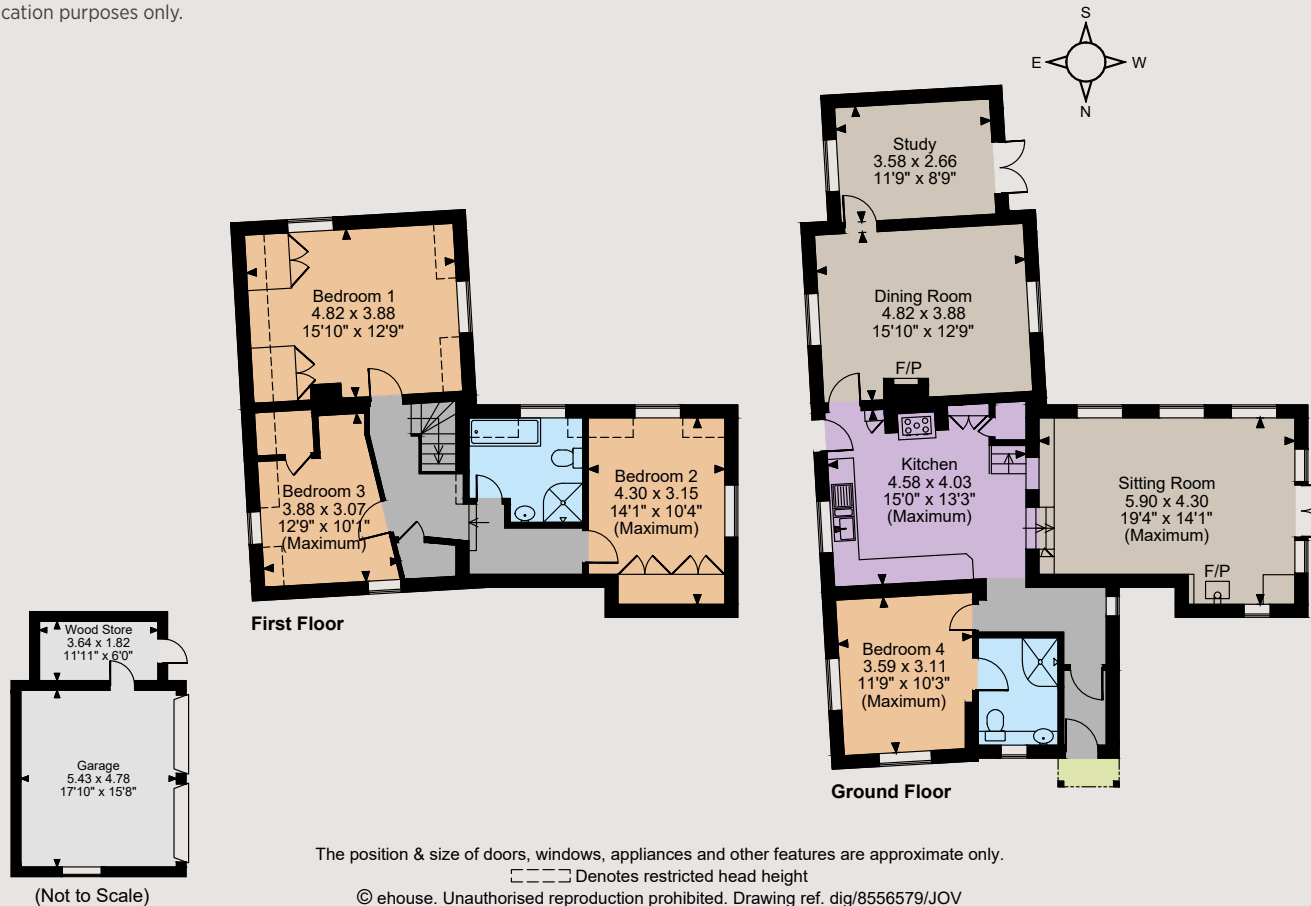


Totterdown Cottage, Folly Lane, Alderbury

House internal area 1,634 sq ft (152 sq m)

Garage and wood store internal area 362 sq ft (34 sq m)

For identification purposes only.



Directions

From Salisbury, take the A36 following the signs for Southampton. After 1.5 miles, at the start of the dual carriageway turn right onto Southampton Road, and continue along this road for a further 1.5 miles into the village of Alderbury. Turn right onto Folly Lane and you will find the property on the right-hand side after 0.2 miles.

General

Local Authority: Wiltshire Council - 0300 456 0100

Services: Mains electricity and water. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought. Oil-fired central heating.

Council Tax: Band G

Tenure: Freehold

Guide Price: £850,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Salisbury

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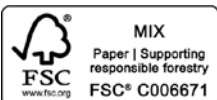
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