



Sunnyside, Netheravon, Salisbury, Wiltshire

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Sunnyside Cottage

High Street, Netheravon, Salisbury SP4 9QP

A charming four bedroom cottage located at the heart of a sought-after village

Amesbury 5.7 miles, Pewsey and Station 9.4 miles (London Paddington 1 hr 7 mins), Salisbury and station 12.7 miles (London Waterloo 1 hr 28 mins), A345 0.3 mile, A303 4.7 miles, M3 (Jct. 8) 31.2 miles, Southampton Airport 36.3 miles

Reception hall | Sitting room | Dining room
Kitchen | Pantry | Utility room | 4 Bedrooms
Family bathroom | Cloakroom | Garden
Outbuilding with two stores | Off street parking space

The property

Sunnyside is an attractive, period, double-fronted home offering sensitively modernised accommodation arranged over two floors. Configured to provide an ideal living and entertaining space, the ground floor accommodation flows from a welcoming reception hall with understairs storage.

The generous sitting room enjoys a feature fireplace and Villager wood burning stove, flanked on one side by built-in original storage. The spacious dining room has a feature angled wall and another decorative fireplace. The galley kitchen to the rear of the property has a range of base units and oak worktops with a ceramic sink and space for appliances.

Doors lead to the rear garden, the fitted utility, home to a year old combination boiler and useful pantry. On the first floor the property provides a generous principal bedroom with built-in storage, three further well-proportioned bedrooms, one with decorative cast iron fireplace, a modern family bathroom and a

useful separate cloakroom. There is access to a spacious, boarded and insulated roof space.

Outside

Set behind an attractive brick wall and having plenty of kerb appeal, the property is approached over a lawned front garden bordered by mature shrubs and featuring numerous seating areas and a paved terrace, ideal for entertaining and al fresco dining. The mature part-walled rear garden is laid mainly to level lawn and features a pond and a link-attached outbuilding with two stores. From here a gate leads out to a large courtyard where there is turning space, and off street parking for one car.

Location

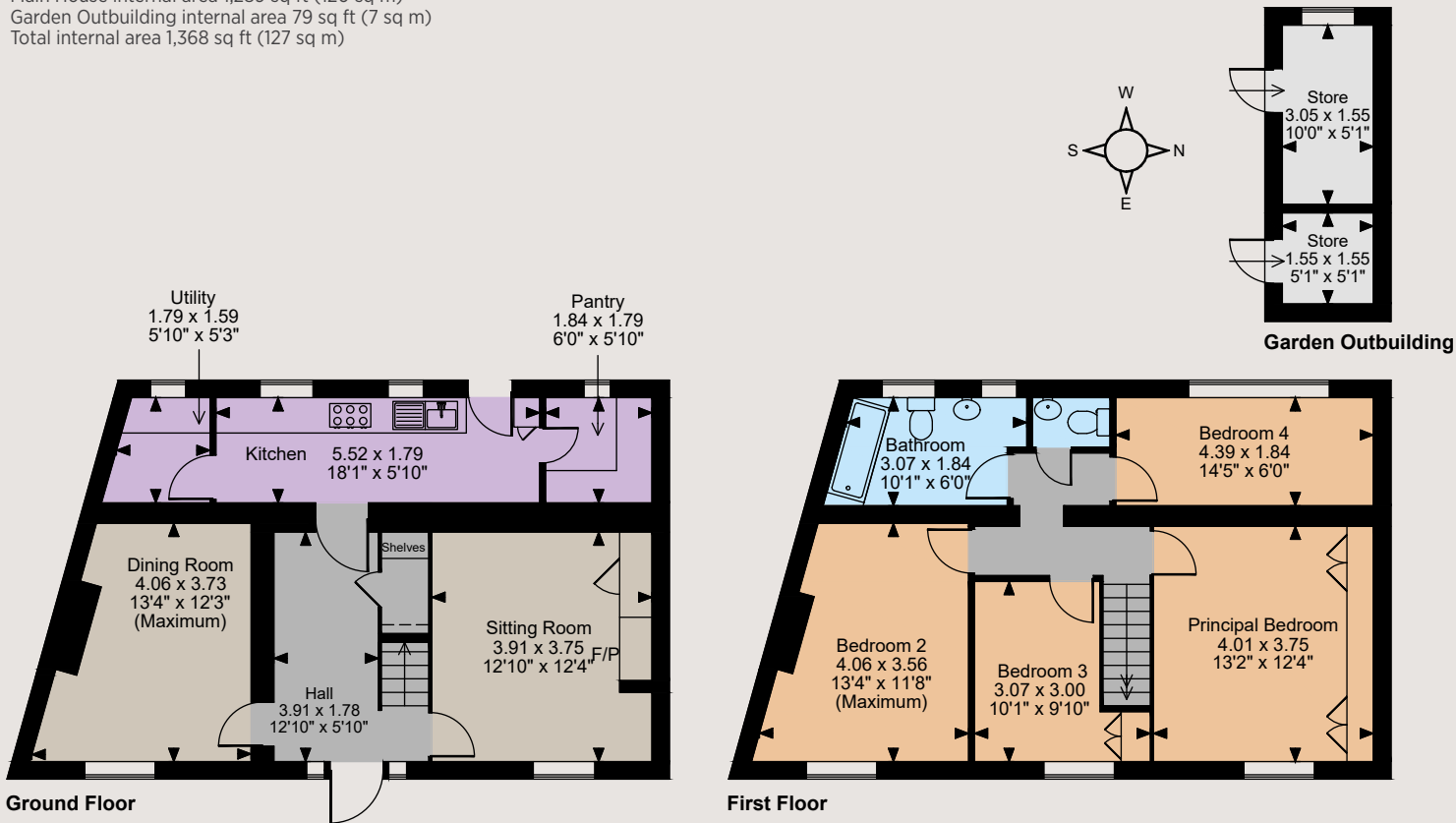
Located in a conservation area on the west bank of the River Avon within Salisbury Plain, Netheravon village has a church, Morrisons Daily convenience store, public house and primary school. The historic Avon Valley town of Amesbury offers day-to-day amenities including high street shops, supermarkets, a sports/ community centre, public houses and primary and secondary schooling. The cathedral city of Salisbury provides further excellent shopping, leisure and cultural facilities. Communications links are excellent: the A345 links to the A303, M3, M25 and motorway network, and Pewsey and Salisbury stations offer regular services to central London. The area offers a wide range of state, grammar and independent schools including Appleford, St. Francis, Dauntsey's, Leehurst Swan, Chafyn Grove, Godolphin and Salisbury Cathedral School.





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Main House internal area 1,289 sq ft (120 sq m)
 Garden Outbuilding internal area 79 sq ft (7 sq m)
 Total internal area 1,368 sq ft (127 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Salisbury, follow A345 for 11.8 miles, turn right onto Lower Road, signed to Fittleton, Haxton and Netheravon Village, turn left onto High Street and after 0.2 mile the property can be found on the left.

General

Local Authority: Wiltshire Council - 0300 456 0100
Services: Mains electricity, water and drainage. Electric central heating.
Council Tax: Band D
EPC: G
Tenure: Freehold **Guide Price:** £497,500
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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