



**NETHERAVON,
SALISBURY**

Carter Jonas

KINGS HILL COTTAGE, KINGS HILL, NETHERAVON, SALISBURY, WILTSHIRE, SP4 9PL

**A DECEPTIVELY SPACIOUS AND WELL-PRESENTED FAMILY HOUSE, WELL LOCATED
IN THE POPULAR VILLAGE OF NETHERAVON.**

KEY FEATURES

- o 2506 square feet (including garage)
- o Kitchen / breakfast room
- o Separate dining room
- o Sitting Room
- o Snug / potential 4th bedroom
- o Three double bedrooms (one ensuite)
- o Family bathroom
- o Double garage with driveway parking
- o Private rear garden
- o Popular village with amenities



SITUATION

The house is situated centrally in the popular village of Netheravon; the village has several local amenities including a village shop and Post Office, Church, Public House and Primary School. More extensive amenities can be found in the nearby market towns of Marlborough and Devizes, with Salisbury also offering shopping, theatre, cinema and an historic cathedral. The A303 is about 5 miles to the south linking to the M3 and the Southwest. Amesbury is close by with a big doctor's surgery, physios at Amesbury Abbey and a pet store. Mainline stations can be found in Grately, about 1 hour and 20 minutes and Salisbury, 1 hour and 30 minutes (London Waterloo) and Pewsey about 65 minutes (London Paddington). There are excellent local schools in the area including Marlborough College, Dauntsey's, St Mary's Calne, Godolphin, St. Francis Prep and Farleigh. The Neolithic English Heritage site of Stonehenge is about 7 miles away with the area being a popular destination, with plenty of walking, cycling, fishing, golfing and shooting available.



Classification L2 - Business Data

DESCRIPTION

Positioned in the heart of the village, this exquisite semi-detached period thatched cottage combines character with refined contemporary living. Immaculately presented throughout, the property enjoys beautifully proportioned accommodation with an abundance of natural light. The front of the property has recently been fully rethatched, with a partial rethatch completed to the rear, and is therefore presented in excellent order.

The elegant dual-aspect sitting room is a standout room, showcasing attractive exposed beams and French doors that open directly onto a private terrace, seamlessly blending indoor and outdoor living. The dining room has been partially opened to the corridor, allowing natural light to flow through and creating a wonderful space for entertaining. Unusually, for a property of this period, all rooms are generously proportioned throughout.

The kitchen is the true heart of the home, thoughtfully designed and fitted with an extensive range of cabinetry and complemented by generous space for a dining table ideal for both everyday living and informal gatherings. A pantry offers excellent additional storage and the kitchen flows into the boot room at the rear and links to the utility room.

From the kitchen, steps lead down to a versatile, dual-aspect room currently arranged as a snug/home office. Offering excellent flexibility, this space could easily be adapted to serve as a fourth bedroom if required. A door leads through to a rear porch with external access and a downstairs shower room.

Heading upstairs, the principal bedroom features a full wall of fitted wardrobes and a generously sized ensuite bathroom. Two further well-proportioned double bedrooms are served by a spacious family bathroom.

OUTSIDE

The property benefits from generous driveway parking to the side of the house for several vehicles, leading to a double garage with an adjoining room - a flexible space that could be used as a home office, gym or just for extra storage.

A side gate provides access to the rear garden, which is a wonderfully private space. A paved terrace creates the perfect spot for al fresco dining, with steps rising to the main garden which is laid predominantly to lawn and complimented by shaped borders filled with mature shrubs and planting. Steps lead up to a raised sun terrace above the garage, providing a delightful, sunny spot to relax and look out over the garden.

SERVICES & MATERIAL INFORMATION

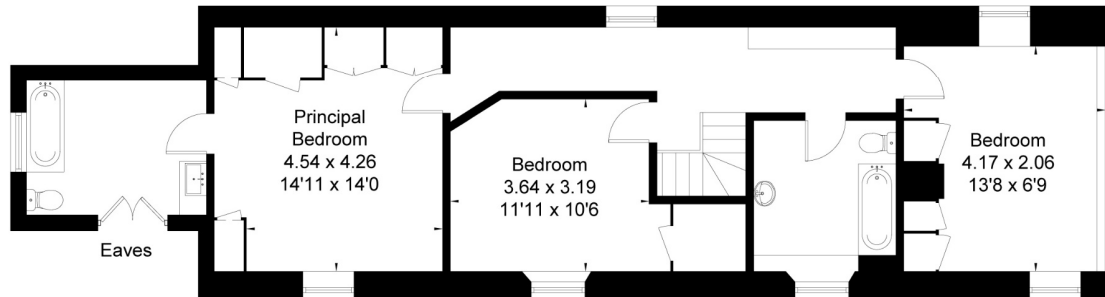
- Not Listed
- Freehold
- Mains water, mains drainage, LPG fired central heating.
- Council tax band: F
- Energy efficiency rating: E
- Internet & Mobile: Further information on availability

GUIDE PRICE £650,000 subject to contract

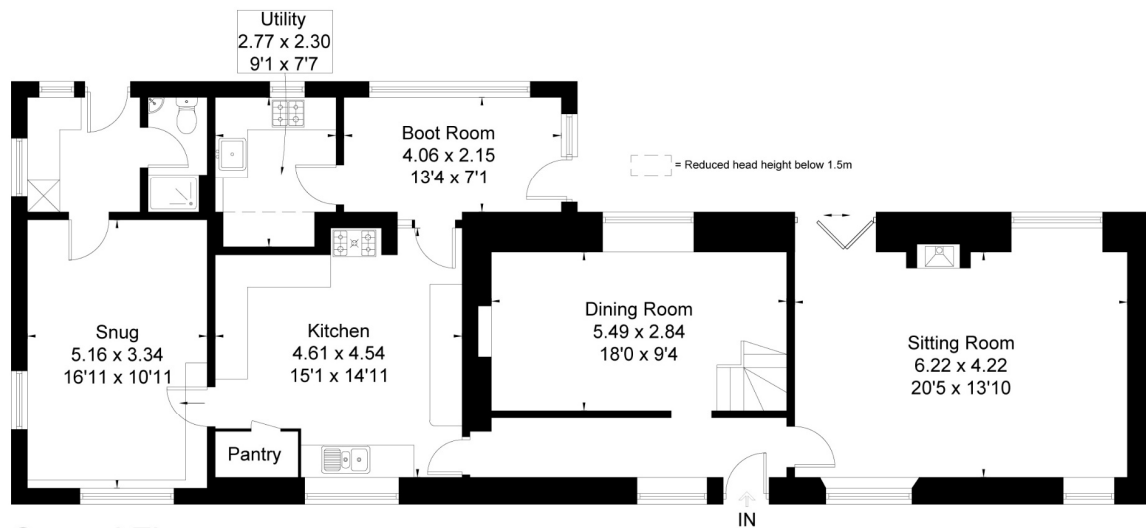




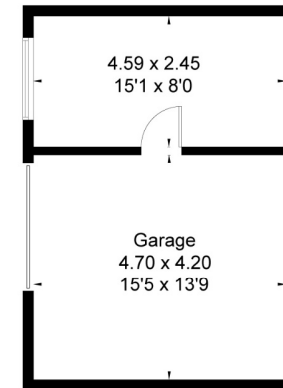
Kings Hill Cottage, Kings Hill, Netheravon Salisbury, SP4
 Approximate Area = 2163 sq ft / 201.0 sq m
 Outbuilding = 343 sq ft / 31.9 sq m
 Total = 2506 sq ft / 232.9 sq m



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106174

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