



**NEWTON TONY, SALISBURY, SP4**  
£2,250 per month\*

**Carter Jonas**

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# **NEWTON TONY, SALISBURY, WILTSHIRE, SP4 0HD**

- 5 Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- Unfurnished
- Semi-detached house
- Detached double garage with room over
- Ample parking
- Outbuilding & Office
- Large enclosed garden

## **THE PROPERTY**

A spacious, light and airy house providing good family accommodation. The property has a well-equipped kitchen with AGA, separate single electric oven and hob, fridge/freezer, dishwasher and a large butlers sink. Sitting room with log burner, a spacious triple aspect family room, dining room, separate study and downstairs cloakroom.

Upstairs can be accessed by 2 staircases. Staircase 1 leads from the sitting room to 3 double bedrooms and bathroom, with separate shower and roll topped bath. Staircase 2 leads off the dining room to bedrooms 4 and 5 and a shower room. There is an interlinking door between the two areas off bedroom 5.

## **OUTSIDE**

The large enclosed well stocked garden is approached from the village street via a gravel drive. To the front there is a large double garage with room above, a further storage room and office/craft room. The tenant will be responsible for mowing the lawns.

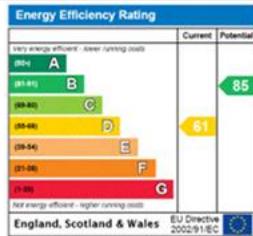
A well proportioned, characterful 5 bedroom semi-detached house set in a secluded position on the edge of a lovely rural village yet within easy access to Amesbury, 4.6 miles and Salisbury, 9 miles.



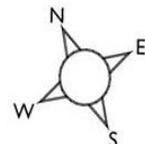
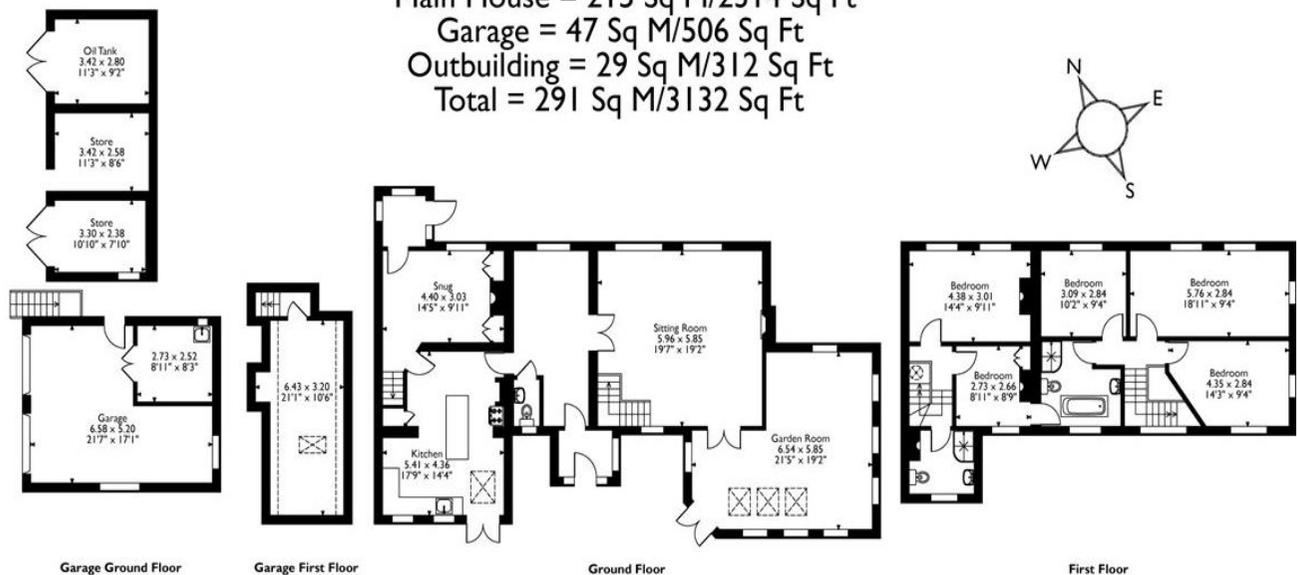
## ADDITIONAL INFORMATION

Offers	Available for an initial 12 or 18 month tenancy.
Viewing	Strictly by appointment
Local Authority	Wiltshire Council - Council Tax Band F
Holding Deposit	Equivalent to 1 week's rent = £519.00
Deposit	Equivalent to 5 weeks rent = £2,596.00

**Directions** From Winchester take the B3044 on the Stockbridge Road, at the roundabout continue on the B3049, following the Stockbridge Road for 4.7 miles. Drive through Stockbridge on the A30 and shortly after leaving the town take a right hand turning onto the Old Stockbridge Road towards Kentsborough. Turn right onto Salisbury Road/A343, then turn immediately left onto the Old Stockbridge Road/B3084. Drive 2.6 miles and turn right onto Cholderton Road/B2084. Drive for 1 mile and turn left onto the Cholderton Road. At the roundabout take the first exit onto the A338 and follow the road for 1 mile. Turn left on the Cholderton Road signed Newton Tony and bear left onto Beechfield. Turn right just over the river into Newton Tony. After 200 meters turn right just after the Post Office into Station Road. After 200 meters turn left just before the end of the speed limit signs up a gravel drive. The property will be found on the left hand side.



Approximate Gross Internal Area  
 Main House = 215 Sq M/2314 Sq Ft  
 Garage = 47 Sq M/506 Sq Ft  
 Outbuilding = 29 Sq M/312 Sq Ft  
 Total = 291 Sq M/3132 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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