



Postmans Cottage, Shaftesbury Road, Compton Chamberlayne, Wiltshire,  
SP3 5DJ

Guide Price £299,950 Freehold



## **An end terrace stone cottage of character together with ample parking, garage and a large rear garden, now needing modernisation!**

### **Description**

A charming end of terrace stone cottage of character, believed to date from circa 1850, together with ample parking, garage and a large rear garden. The accommodation consists of a large sitting room with open fireplace, dining room, kitchen, cloakroom, three bedrooms and bathroom. There are night storage and panel heaters as well as double glazed upvc windows. There is space for further garaging and potential to open the garden up further. Situated in a semi rural location within a mile of the Budgens/Tinkerbelle service station, 3 miles from Wilton and 5 miles from Salisbury with mainline station to Waterloo. This is a great opportunity for a buyer to modernise and alter to create a fabulous family home and the vendor is very motivated to sell.

### **Entrance Porch**

Recess housing consumer units.

### **Sitting Room**

Night storage heater, stairs to first floor, open fireplace, window seat, door to:

### **Dining Room**

Bay window to rear elevation, door to garden, open to:

### **Kitchen**

Leading through to:

### **Cloakroom**

Low level WC and wash hand basin.

### **First Floor - Landing**

Hatch to loft space, shelved airing cupboard with lagged hot water tank.

### **Bedroom One**

Electric panel heater, wall light point.

### **Bedroom Two**

Electric panel heater.

### **Bedroom Three**

### **Bathroom**

Bath with thermostatic mixer shower over, WC, hand basin, heated towel rail, wall mounted electric fire.

### **Outside**

The property is approached over a gravel driveway with parking for a number of vehicles leading to a detached concrete sectional garage. Rear pedestrian access to the rear garden which has a paved and concrete patio with steps up to the large rear garden which is full of shrubs and trees. There is a pedestrian right of way for the neighbour at the rear.

### **Services**

Mains water and electricity are connected to the property. Septic tank drainage (shared between three cottages)

### **Outgoings**

The Council Tax Band is 'C' and the payment for the year 2024/2025 payable to Wiltshire Council is £1961.94.

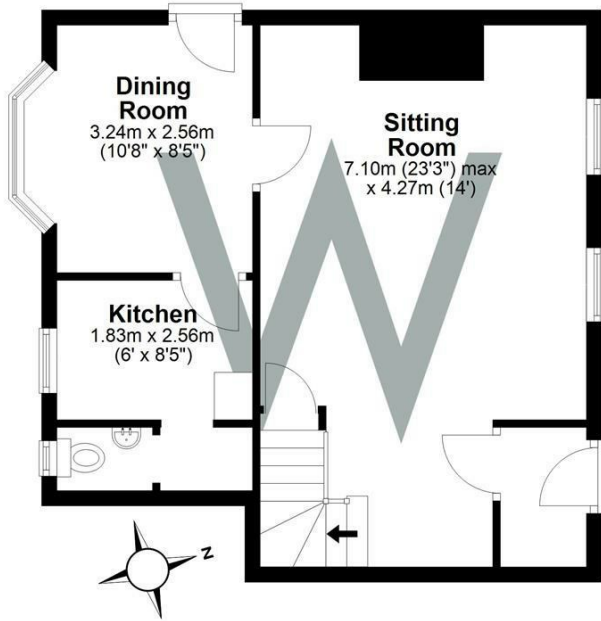
### **Directions**

From Salisbury proceed through Wilton and take the A30 Shaftesbury Road. Proceed past the BP petrol station and after another mile the property will be seen on the left hand side.

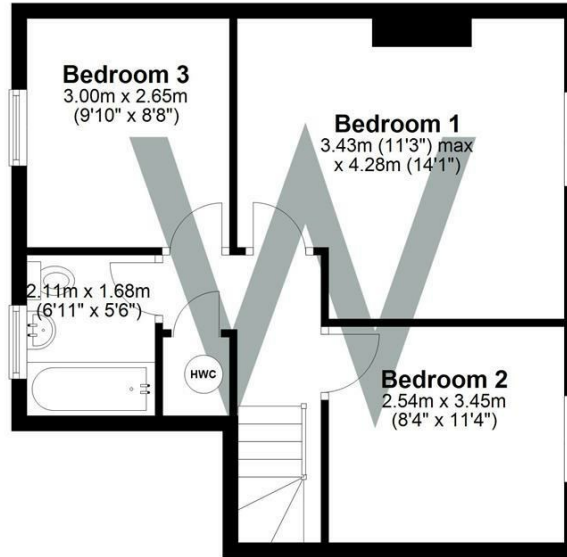
### **WHAT3WORDS**

What3Words reference is: [///grasps.gripes.costly](https://www.what3words.com/#!/grasps.gripes.costly)

**Ground Floor**  
Approx. 43.1 sq. metres (463.6 sq. feet)



**First Floor**  
Approx. 43.7 sq. metres (470.8 sq. feet)



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**WHITES**  
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