



Waters Edge Beech Walk, Little Durnford, Salisbury, SP4 6AJ

Guide Price £775,000

## **Extended stone and flint cottage situated in a stunning location overlooking the Woodford valley together with river frontage and a large garden.**

### **Description**

Waters Edge is an extended family home with flint and stone elevations under a tiled roof, situated in a stunning location in the highly desirable Woodford Valley, with river frontage and views over open fields, river and woodland. Offered in good order throughout, the accommodation now offers excellent family accommodation with a lovely open plan kitchen/dining/family room, separate sitting room, utility and cloakroom, 4 bedrooms, bathroom and shower room. Character features include fireplaces and stone mullions to the windows. There are wonderful views from all rooms and further benefits include double glazing, oil central heating (underfloor to kitchen/dining/family room and utility), integrated kitchen and a large south and west facing garden. There are 3 good sitting areas in the garden with a particular feature being the decking which overhangs the river. There is also parking for several vehicles (planning has previously been approved for a car barn).

### **Entrance Hall**

Solid oak front door with glazed panel, stairs to first floor with cupboard below, dado rail and wall panelling.

### **Sitting Room**

Stone fireplace surround with slate hearth and inset woodburning stove, cupboards and shelving to sides, Karndean wooden flooring.

### **Kitchen**

Range of cream cupboards and drawers with work surfaces over, inset one and a half bowl stainless steel sink and drainer with mixer tap, built in fridge/freezer, pull out larder, wall cupboards, built in double oven, induction hob with extractor hood over, built in dishwasher, door to garden, ceiling downlighters, travertine tiles with underfloor heating.

### **Dining/Family Room**

Triple aspect room with French doors to garden, travertine tiles with underfloor heating, ceiling downlighters.

### **Utility Room**

Larch door to garden, work surface with appliance space below, wall cupboards, travertine tiles with underfloor heating.

### **Cloakroom**

Wc and corner hand basin with tiled splashback, travertine tiles with underfloor heating.

### **Landing**

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

### **Bedroom One**

Double aspect room with double doors with Juliet balcony and wonderful views over the river and valley. Built in wardrobe.

### **En-suite Shower Room**

Glass sided shower cubicle with thermostatic mixer shower with hand held and rainfall fittings, wc, hand basin, tiled floor, extractor fan and downlighters.

### **Bedroom Two**

Cast iron fireplace with shelving to sides.

### **Bedroom Three**

Cast iron fireplace.

### **Bedroom Four**

### **Bathroom**

White panel bath with mixer taps and shower attachment and glass screen, wc and hand basin. Tiled floor, heated towel rail, part tiled walls.

### **Outside**

To the front is a gravelled parking area beside a lawn set behind mature hedging and gravel pathway to front door. Pedestrian gate gives access to the rear garden which has a south westerly aspect and is laid to lawn with mature fruit trees, raised vegetable beds, flower beds, shrubs and trees. Large garden shed (3.83m x 2.71m) with power and light. Greenhouse, oil tank, log store. To the rear of the house are two, travertine paved sitting areas with steps down to the lawn. Brick store shed with power and large decked area beyond. As a final touch, there is a large decking area which hangs over the river. Hedging and fencing to front and sides with open views over the river, fields and the valley.

### **Services**

Mains water, electricity and drainage are connected to the property. Oil central heating.

### **Outgoings**

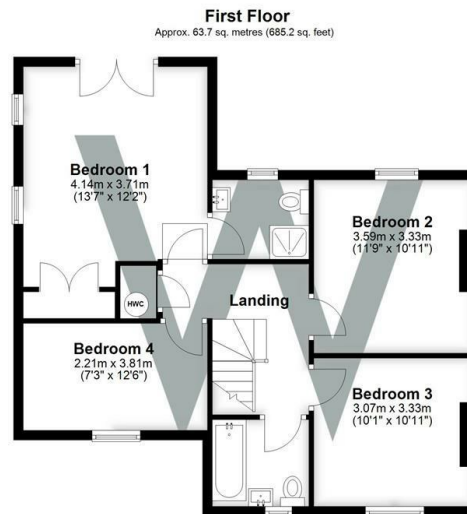
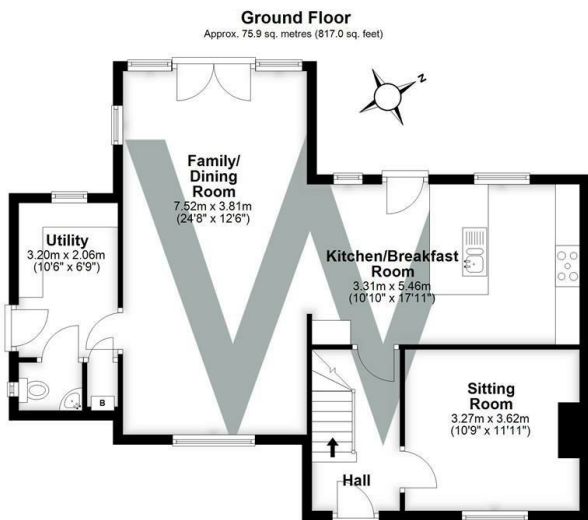
The Council Tax Band is D and the payment for the year 2024/2025 payable to Wiltshire Council is £2197.75

### **Directions**

From our offices in Castle Street proceed north, over the roundabout into Castle Road. Continue through Stratford sub castle and take the right hand turn just before the bridge. Bear immediately left signposted to Little Durnford. Proceed in to Beech Walk where Waters Edge can be seen on the left hand side.

### **WHAT3WORDS**

What3Words reference is: [///left.pursue.mimic](#)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>93</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>57</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**WHITES**  
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