



Teffont Lodge Teffont, Salisbury, Wiltshire, SP3 5RR

Guide Price £440,000 Freehold



**A detached stone cottage situated midway between Teffont and Dinton in a rural location together with about one third of an acre of well-maintained garden, a large garage and parking. Adjoining woodland could also be available.**

### **Description**

The accommodation is very spacious and adaptable, consisting of entrance hall, dining room with inglenook fireplace, two double bedrooms, kitchen and large sitting room. There is an en-suite shower room as well as a separate full bathroom. The garden is laid to lawn with numerous flowerbeds, shrubs, trees and a vegetable plot. There is a useful outside store, greenhouse and summerhouse and additional parking in front of the detached garage. The windows are double glazed and there is electric storage heating.

\*\* Please note that there is a possibility to acquire adjoining woodland plot(s) which surround the lodge, from a third party of 1.8 acres up to 6 acres. Call us for further information. Tisbury, with its good range of facilities and mainline station, is approximately four miles away, whilst Fovant, which is two and a half miles away, has a doctors' surgery, post office and stores. The vendors have requested that we only show proceedable buyers round the property. \*\*

### **Property Specifics**

The accommodation is arranged as follows (see floor plan for approximate measurements):

#### **Entrance**

Solid wood front door, storage/coats cupboard, window seat with cupboard below and shelving.

#### **Dining Room**

Ceiling beams, exposed stone inglenook fireplace with beam and woodburning stove.

#### **Kitchen**

Full width windows and half-glazed door overlooking the rear garden. Range of work surfaces, inset sink unit with mixer tap over, electric hob, double oven, cooker hood, base cupboards and drawers, wall-mounted cupboards, plumbing and space for washing machine, further appliance space.

#### **Sitting Room**

Corner fireplace with wood-burning stove, range of built-in cupboards and shelves. Full width windows and glazed double doors overlooking rear garden, further door to garage and garden.

#### **Bedroom One**

Full width windows and glazed double doors overlooking rear garden, range of built-in wardrobes with louvred doors, wash hand basin with cupboard below, strip light and shaver socket, hatch to loft space.

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

Shower cubicle with electric shower and glass door, WC.

#### **Bedroom Two**

Extensive range of built-in wardrobes with cupboards over bed recess, dressing table.

#### **Bathroom**

Panelled bath with period "rainfall head" shower over, WC, wash hand basin and bidet. Shelved airing cupboard with lagged hot water tank and immersion heater. Tiled walls, heated towel rail, hatch to loft space.

#### **Outside**

##### **Garage 27'1" x 15'7" (8.28 x 4.76)**

Double wooden doors to front, pedestrian doors to side and rear, windows, power and light.

#### **Gardens**

The gardens are a real feature of the property, lying to all sides and extending to approximately one third of an acre. At the front there is a low-walled area of lawn, flowerbeds and shrubs, with paved parking and path to front door. The rear garden with lawns, flowerbeds, shrubs, mature trees, fruit trees, vegetable plot, summerhouse, greenhouse and large wooden shed is enclosed by fencing, gates and hedging. Both greenhouse and shed have power supply.

#### **Services**

Mains water and electricity are connected to the property. Septic tank drainage. External water tap.

#### **Outgoings**

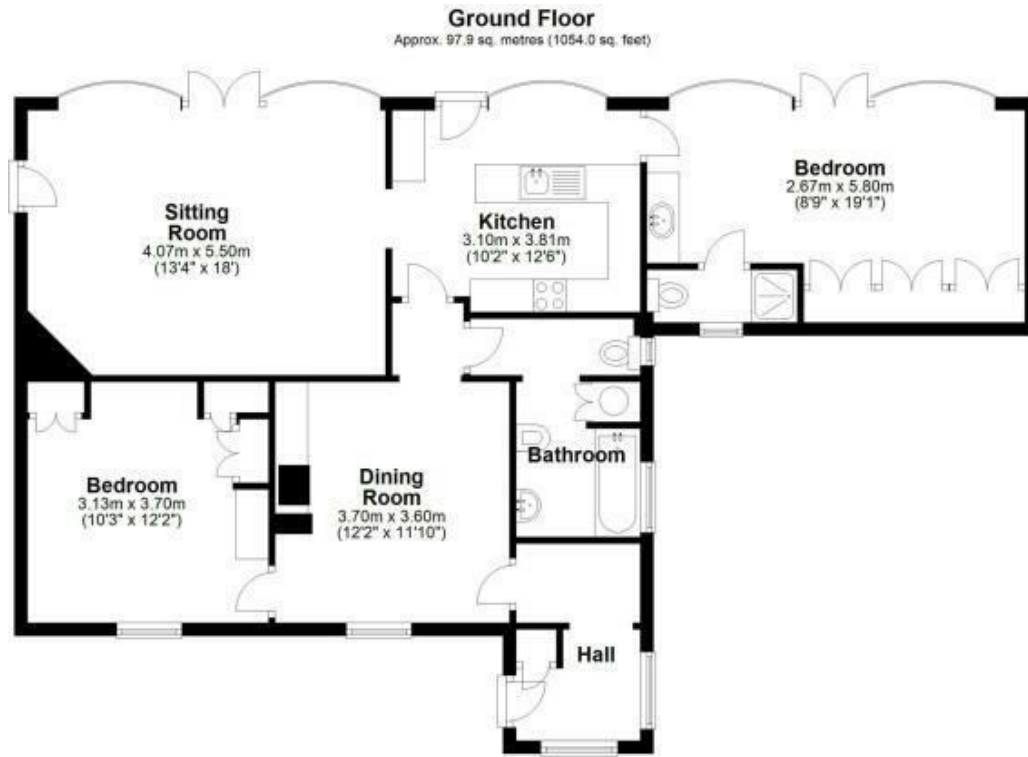
The Council Tax Band is 'D' and the payment for the year 2023/2024 payable to Wiltshire Council is £2117.42.

#### **Directions**

From Salisbury take the A36 turning left at the roundabout through Wilton. At Barford-st-Martin, turn right onto the B3089. Proceed through Dinton, passing the nursery school on the right, and the cottage will be found, the next property on the right.

#### **WHAT3WORDS**

What3Words reference is: [///unravel.parsnips.passes](https://www.what3words.com/unravel.parsnips.passes)



Total area: approx. 97.9 sq. metres (1054.0 sq. feet)



**WHITES**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</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	





