

Floral Cottage  
Stratford Tony







A beautifully restored country cottage blending period charm with modern living, set within an idyllic riverside position in Cranbourne Chase.

Floral Cottage, Stratford Tony,  
Salisbury, Wiltshire SP5 4AT

Guide Price:  
£795,000



- Beautifully presented detached cottage
- Four double bedrooms, two with en-suite shower rooms
- Three reception room
- Country kitchen/dining room with adjoining family room.
- Feature fireplace
- Parking for three vehicles
- River frontage
- Summerhouse, cabin and covered seating area
- Air-source heat pump and solar panels
- Private gardens and seating areas

## The Property

Tucked away in the pretty village of Stratford Tony, within the sought-after Cranbourne Chase Area of Outstanding Natural Beauty, Floral Cottage is a truly enchanting detached home. This exquisite property effortlessly blends the charm of a traditional period cottage with the elegance and comfort of modern living. Offering four spacious double bedrooms, three reception rooms, and beautifully landscaped gardens with river frontage, it is an exceptional country home that combines privacy, tranquillity and timeless appeal.

The original cottage retains its period character and warmth, featuring a beamed ceiling and working fireplace in the sitting room, flanked by fitted bookcases and storage below on either side. The rear extension of the property introduces bright open-plan living spaces that perfectly complements the period features. At the heart of the house lies the kitchen, a particular highlight with wooden floors, cream shaker-style cabinetry and solid wood worktops complete with an electric oven and induction hob. The kitchen flows seamlessly into a light open-plan dining area, ideal for family life and entertaining. Double doors open into the family room, which showcases a beautiful stone and brick feature wall, tiled flooring and direct access to the garden. A well-proportioned family bathroom is located on the ground floor and the layout offers an easy flow back to the sitting room, creating a wonderfully connected living space.

**Services** - Mains electricity, Wi-Fi, air source pump, solar panels and solar battery, mains water and private drainage

Ofcom suggest that all major mobile networks offer good coverage and Ultrafast Broadband is available

### Tenure

### EPC Rating

Freehold

B (84)

### Outgoings

### Size

Council Tax Band: F

1,500 sq ft







## Upstairs

Stairs lead to the first floor, which comprises four well appointed bedrooms, two of which benefit from ensuite bathrooms. At the rear of the property, two bedrooms boast Juliet balconies and feature high ceilings and providing far-reaching views over the landscaped rear garden. These rooms are further enhanced by the warmth and character of timber flooring, creating a sense of timeless elegance throughout.

The principal bedroom is complemented by fitted wardrobes and cream carpeting, while the second bedroom also features a fitted wardrobe and a private ensuite. Both rooms have stunning views of the river frontage and offer comfort and style,

Overall Floral cottage is a charming period home that perfectly combines character with modern living. It features an efficient air-source heat pump heating system with solar panels and the attic space is both boarded and insulated. This home is filled with period features, high ceilings and wooden floorings and is set in a fantastic location of the Stratford Tony.







## Outside

The front of the property overlooks the River Ebble, providing picturesque views across the water towards a small hamlet of charming properties. To the rear, the gardens form a true sanctuary which have been thoughtfully landscaped to create a series of peaceful outdoor spaces. Framed by mature trees and well maintained hedges which provide year round privacy and greenery. The wraparound gardens offers complete seclusion, featuring a charming summer house, Shed, bike shed, wood cabin and covered terrace perfect for alfresco dining and relaxed entertaining. Across from the property is a small private bridge where there is a driveway and parking for three cars.

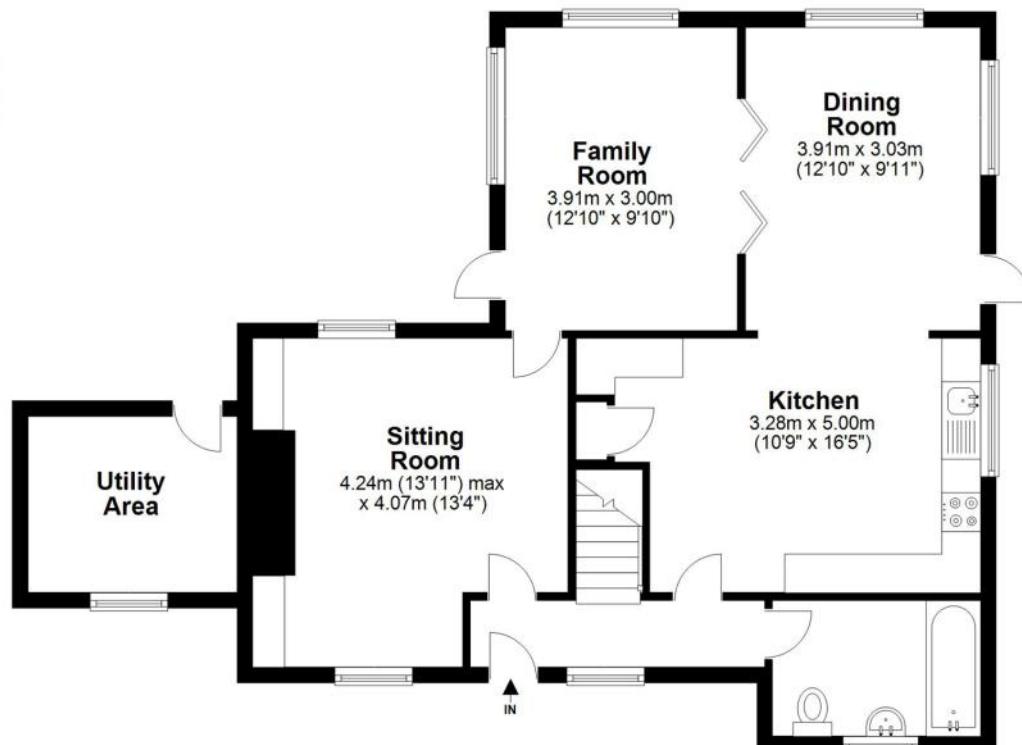
## Location

Stratford Tony is a delightful village set amidst the rolling countryside of Chalke Valley, just 5 miles south of Salisbury and 4 miles from Wilton. Wilton provides a good range of everyday amenities, while Salisbury offers excellent shopping, restaurants and leisure facilities, together with its famous twice-weekly charter market. The area boasts a number of outstanding primary and secondary schools including Salisbury Boys and Girls grammar Schools, as well as several renowned independent options. There are excellent transport links, with Salisbury mainline station offering direct rail services to London and the southwest while the A36 and A354 provide convenient road access to the south coast and beyond.

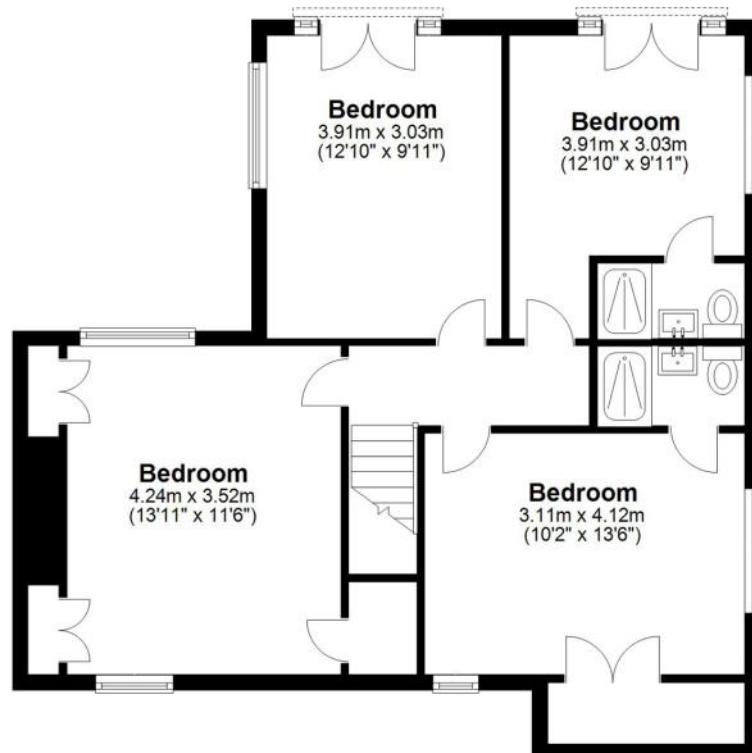




### Ground Floor



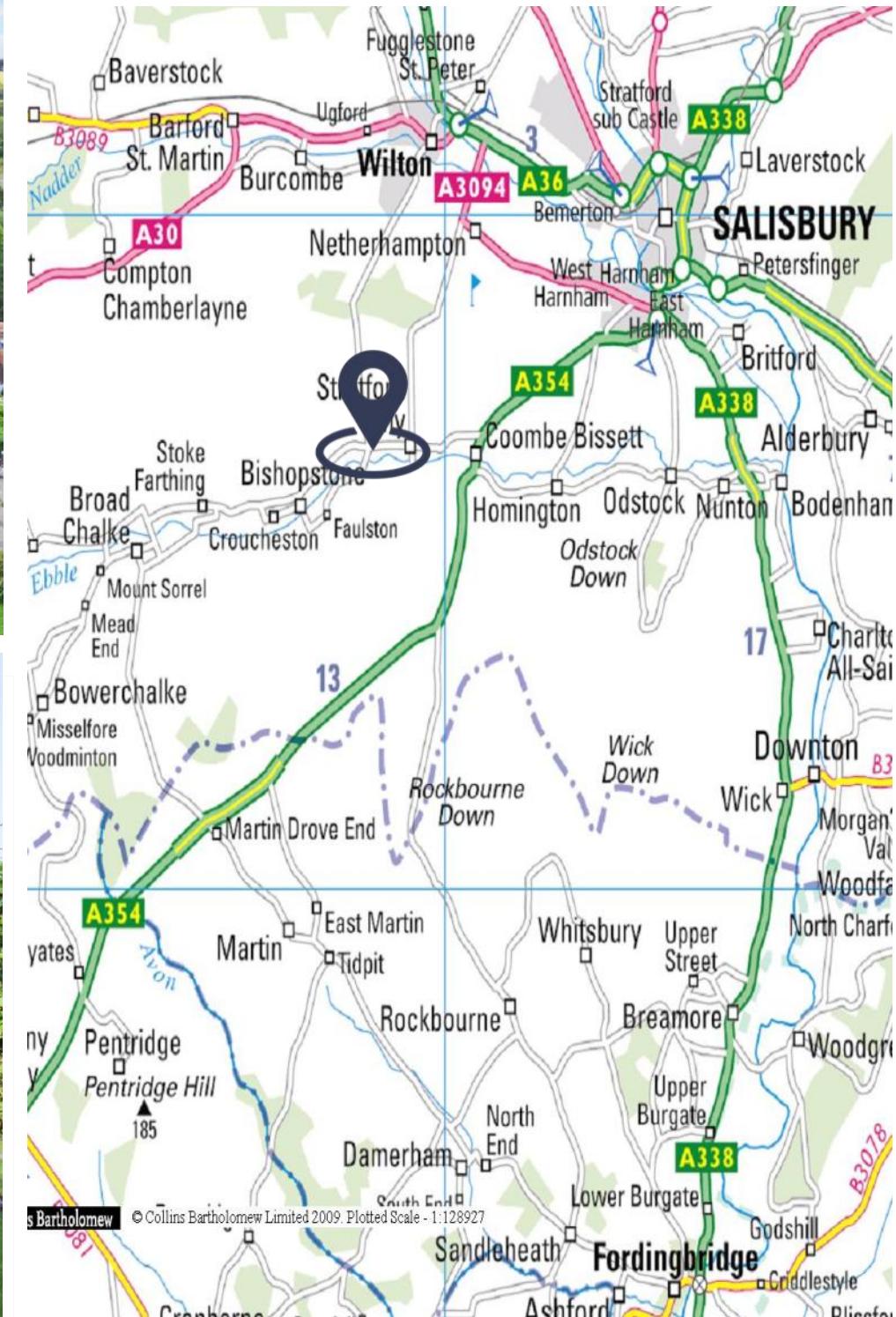
### First Floor



Total area: approx. 139.4 sq. metres (1500.5 sq. feet)

FOR EXCLUSIVE USE BY MYDDELTON MAJOR ESTATE AGENTS

Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn  
to RICS guidelines  
COPYRIGHT CLEARPLANZ





Call. 01722 337 575

Email. [residential@myddeltonmajor.co.uk](mailto:residential@myddeltonmajor.co.uk)

Click. [myddeltonmajor.co.uk](http://myddeltonmajor.co.uk)

Visit. 49 High Street, Salisbury, Wiltshire, SP1 2PD

