

Crockers Cottage
Upper Woodford







A four bedroom cottage with river views, set in a popular village location to the north of Salisbury

Crockers Cottage,

Upper Woodford, Salisbury, SP4 6NU

Guide Price:

£775,000



- Detached period cottage
- Open plan kitchen/dining room
- Separate utility room
- Four bedrooms
- French doors from patio area to master bedroom
- Bathroom and ensuite shower room
- River views
- Popular village location
- Terraced garden of about 0.38 acre
- Elevated views

The Property

Crockers Cottage was originally a smaller cottage and is thought to date from the late 1800s. The house is not listed and has been carefully extended in 2004 and meticulously renovated by the owners, who have lived here since 1996.

Parking for the cottage is along the village lane, with access to the house via a side gate to the front door.

Opening into the open kitchen/dining room, the house is light and brighter, thanks largely to the new hardwood windows and doors installed in 2023. The kitchen has a Rangemaster oven and hob, with bespoke hardwood hand built shaker style wall and base units with a granite worktop. A large, matching, free-standing dresser is included in the sale. The utility room beyond has plumbing for a washing machine and tumble dryer and is where the oil fired boiler is situated. The sitting room faces east, with an exposed brick feature wall, log-burner and views over the river and water meadow beyond.

Upstairs, there are four bedrooms (one ensuite) and a family bathroom.

The principal bedroom has an ensuite shower room, vaulted ceiling and French doors out to a west-facing terrace. Bedroom 2 has beautiful views and a charming old fireplace. Bedroom 3 has been extended and provides for an additional study area, or potentially could be used as a further living room. Bedroom 4 lies next to the family bathroom.

Services - Ofcom suggests that all major mobile networks offer good coverage and Ultrafast broadband is available,

Mains electricity, water and drainage, Sewerage-treatment plant

Tenure

EPC Rating

Freehold

D (55)

Outgoings

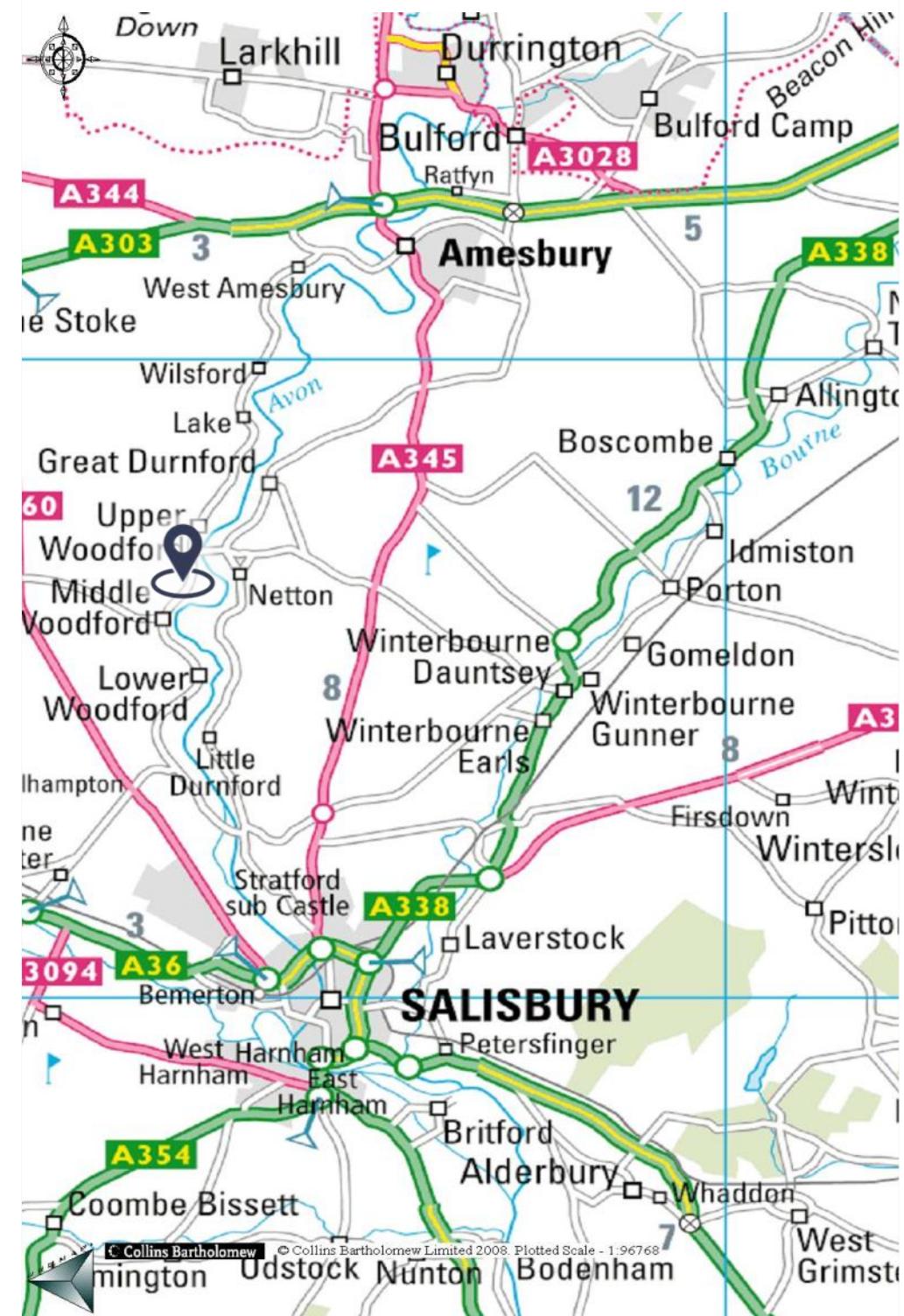
Size

Council Tax Band: D

1384 sqft











Outside

In total, the property extends to about 0.38 acre, with gardens to the rear offering the most fantastic far-reaching views across the river and water meadows beyond. Steps lead up from the side of the house to the elevated rear garden.

The owners' have lived here with young children and made sure that there were safe, level areas of garden for them to play in.

Lawns have been carefully terraced to maximise the areas of level garden for play, with a further BBQ patio, large garden shed and wild area for bonfires and composting.

Location

The Woodford Valley runs between the A303 at West Amesbury and Salisbury and offers stunning countryside scenery with the beautiful river Avon meandering its way south.

Upper Woodford is only a few miles north of the historic cathedral city of Salisbury, with its comprehensive range of shopping, cultural and leisure facilities.

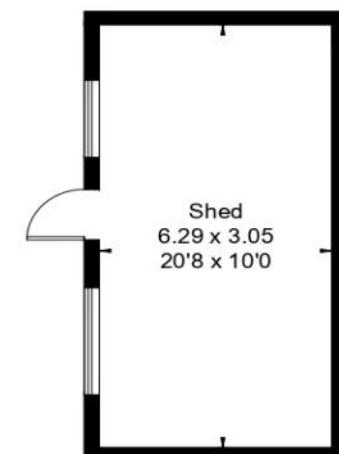
There are a number of well regarded schools in the area in both the private and public sectors.

There are numerous walks and cycle rides along the Woodford Valley. The area offers fantastic outdoor pursuits like fly fishing and shooting, as well as horse riding that can be organised through the local stables. The A303 is close by at Amesbury linking to the M3 motorway and the nearest mainline railway stations are at Salisbury and Grateley both with frequent services to London Waterloo.





Approximate Floor Area = 128.6 sq m / 1384 sq ft (Excluding Shed)



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. [#102117](http://fourwalls-group.com)

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