



317 Haxton SP4

£995 Per Month - Available Now

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Beyond your expectations

Are you looking for a pretty period cottage in a friendly hamlet? This charming home is packed with gorgeous features and is situated in the small village of Haxton, to the North of Salisbury.

Period features | Two double bedrooms | Dual fuel wood burner | Enclosed garden | Large timber chalet/ office space.

Description

Overlooking the village green this lavender walk fronted cottage has been sympathetically renovated and has kept many of its period features. Upon entering the entrance hall with tiled floor you will step through to the beamed living room with Morso Squirrel dual fuel wood burner and bespoke pine window seating and matching dining table. Snug room with double doors to access the garden. Fitted kitchen with solid wood work tops and larder style storage and cloakroom with W.C. Upstairs there are two large double rooms, the master has built in storage units and the second bedroom houses a large airing cupboard. Family bathroom with bath and shower over. Outside - There are two outside living spaces. Both have been previously used as office space and/or art room and have light and

electrical connectivity.

Situation

Haxton is a pretty hamlet on the outskirts of the slightly larger village of Netheravon. Netheravon offers a friendly village shop, well thought of primary school, village green, pub, church and village hall. Haxton is 12.7 miles from Salisbury City Centre where rail services will take you to London Waterloo. Alternatively there are good road links to the A303 and A30.

Furnishing

Unfurnished



Hamptons Salisbury Lettings

54 Castle Street

Salisbury SP1 3TS

Tel: 01722 480115 - salisburylettings@hamptons-int.com

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Floorplan

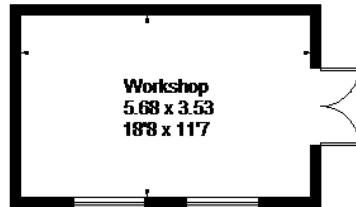
Haxton, Salisbury

Approximate Gross Internal Area = 83.9 sq m / 903 sq ft

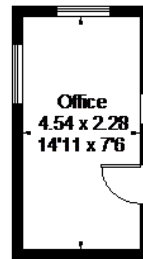
Workshop = 20.3 sq m / 218 sq ft

Office = 10.5 sq m / 113 sq ft

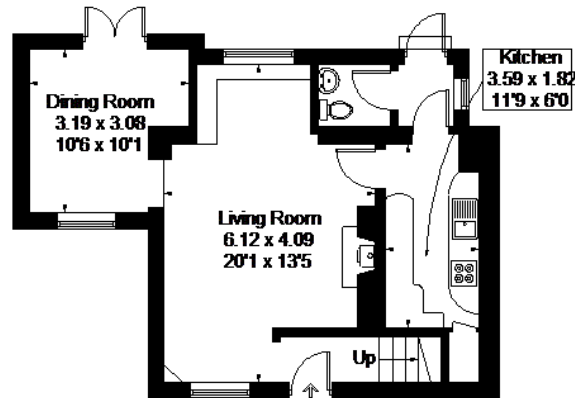
Total = 114.7 sq m / 1235 sq ft



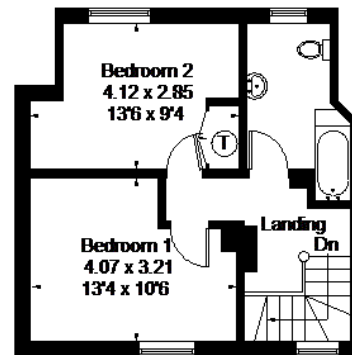
(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



Ground Floor

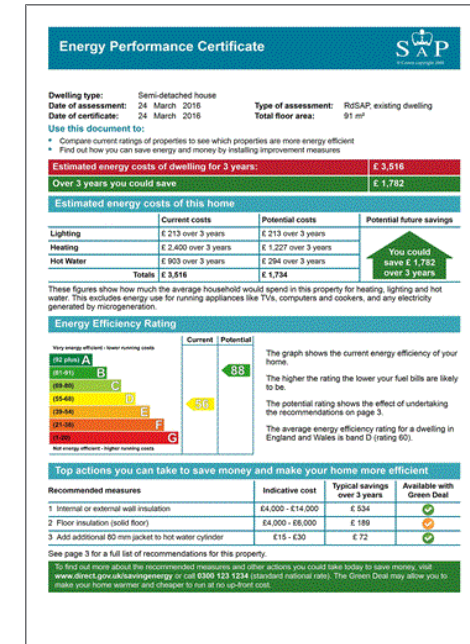


First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 171617

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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