



NEWTON TONEY, WILTSHIRE, SP4 0HS  
£449,950 FREEHOLD

Winkworth





## NEWTON TONEY, WILTSHIRE, SP4 0HS

**This charming, thatched Grade II listed, village property has three bedrooms, two bathrooms a beautiful garden and off-street parking.**

The property is a well-situated three-bedroom semi-detached Grade II listed cottage, featuring lime-rendered cob elevations under a well-maintained thatched roof. With a light and airy atmosphere, many rooms enjoy dual aspect windows, a feature not always typical of a property of this age.

The property has been improved with the installation of a modern fitted kitchen, modern fitted bathroom, and three first-floor bedrooms, the master bedroom of which boasts built-in wardrobes. The ground floor comprises a generous principal reception room with triple aspect and a feature fireplace with an inset log-burning stove. The kitchen offers ample space for dining and has a downstairs W.C.

Externally, there is ample off-road parking for several vehicles and a gated entrance to a mature cottage-style garden, which offers a good sense of privacy. The garden extends to a large outside office/workshop which is currently being used as a gym. The patio area which is accessible from the sitting room.



### AT A GLANCE

Kitchen/breakfast room  
Sitting room  
Three bedrooms  
Family bathroom  
W.C

Garden studio  
Gardens  
Off road parking



## LOCATION

The property is located in the heart of the desirable village of Newton Toney, situated on the north-eastern side of the cathedral city of Salisbury and within approximately five miles of the world heritage site of Stonehenge. With good road links via the A303 to the West Country and easterly towards the M3 and London, this property is popular with commuters. Additionally, residents can benefit from a mainline rail link from the nearby village of Grateley directly to London Waterloo in around 80 minutes.

The village itself boasts a thriving community spirit, with a popular primary school, a well-established and desirable village pub, and shopping facilities available in neighbouring villages and the nearby Amesbury, which is around a ten-minute drive away.

## DIRECTIONS

WHAT3WORDS - EXCLUSIVE.SKETCHING.FIRE

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Council Tax Band D

Oil central heating and single glazing

Mains drainage

Single glazing

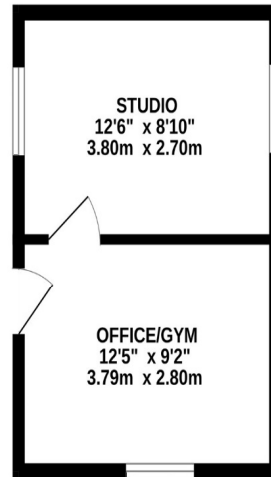
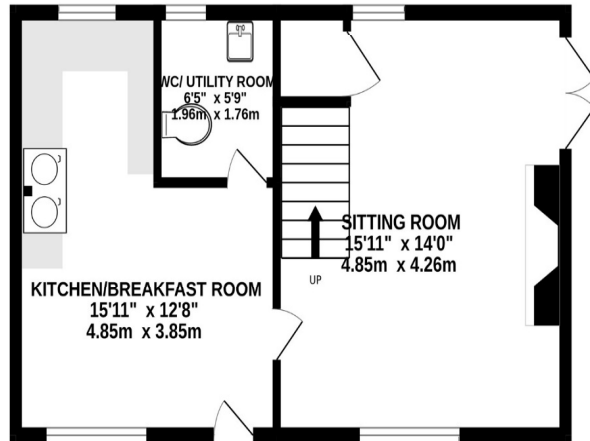
Superfast broadband available

Mobile coverage indoors limited with Three

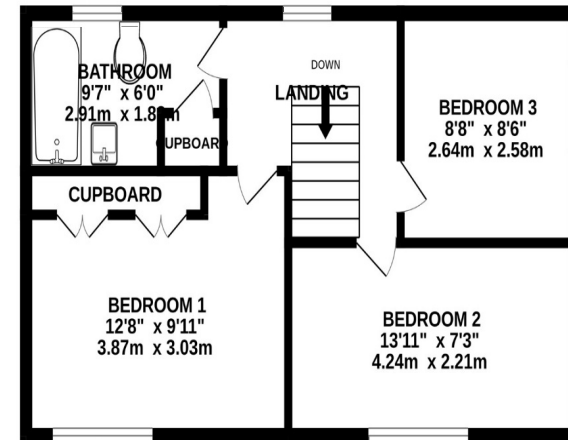
Mobile coverage outside likely with EE, Three, O2 and Vodafone



## GROUND FLOOR



## 1ST FLOOR



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