



Canny Cottage, Newton Toney, Salisbury - SP4 0HA

Guide Price £550,000

Canny Cottage, Newton Toney

Salisbury

Positioned in the heart of the sought-after Wiltshire village of Newton Toney, this beautifully presented period cottage effortlessly blends timeless character with stylish contemporary living. Thoughtfully maintained and full of charm, the property enjoys a picturesque setting with a generous gravelled courtyard, attractive whitewashed elevations, and a striking thatched roof that perfectly complements its countryside surroundings.

Inside, the cottage offers a warm and inviting atmosphere, showcasing a wealth of character features including exposed timbers, traditional-style windows, and cosy living spaces filled with natural light. The accommodation is both versatile and welcoming - ideal for modern family life or as a peaceful rural retreat, and comprises two reception rooms with central dual-aspect inglenook fireplace home to a large wood burner, and a lovely kitchen with Aga. Upstairs there are three well-proportioned bedrooms which are served by the family bathroom and shower room, all accessed via a landing with capacity to be utilised as a study area. The property also benefits from the separate annex which is made up of a kitchen with adjoining reception room - ideally suited as a games room, and a convenient cloakroom.

Externally, the plot is accessed via a five-bar gate which leads into the central courtyard with ample room for a variety of seating or to be used for parking. This flows through to the verdant rear garden which is laid-to-lawn with a range of greenery and flora at its perimeter. The garden is also home to a selection of mature trees, creating an ideal outdoor retreat for residents to enjoy all year round.



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The property is located in the peaceful village of Newton Toney which lies approximately nine-miles north of the Cathedral City of Salisbury. Residents will enjoy easy access to the village's amenities which include the well-regarded Malet Arms Pub, the green with adjoining village hall, the primary school, and excellent access into surrounding rolling countryside for those who enjoy outdoor pursuits. Further afield, Salisbury offers a range of amenities. These include, but are not limited to, high-street shops, supermarkets, cafes, copious restaurants, pubs & bars, ample leisure facilities including gyms and leisure centres, and a great range of schooling. These include South Wilts Grammar School, Bishop Wordsworth's, Godolphin boarding school, and Leehurst Swan. Additionally, Salisbury train station offers great commuter links to London Waterloo and the West Country. The area is also well connected for good road links down to the coastal cities of Southampton and Bournemouth, and routes into the New Forest. The immediate area is very well connected for convenient links to the A303 to the north for routes towards London

- Three-Bedroom Period Cottage
- Superb Village Location
- Immaculately Presented Throughout
- One-Bedroom Annex
- Dual Aspect Inglenook Fireplace
- Awash With Characterful Features
- Verdant Rear Garden
- Two Bathrooms
- Two Good-Sized Reception Rooms
- Well-Proportioned Bedrooms

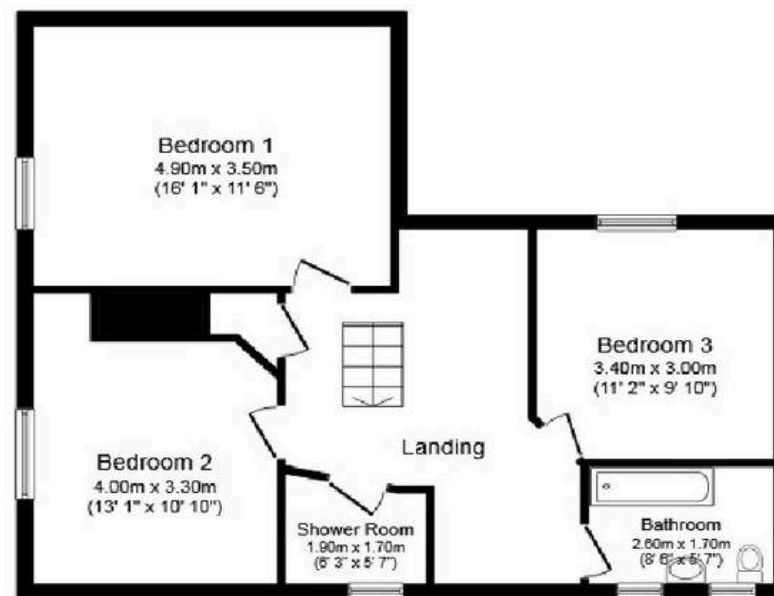




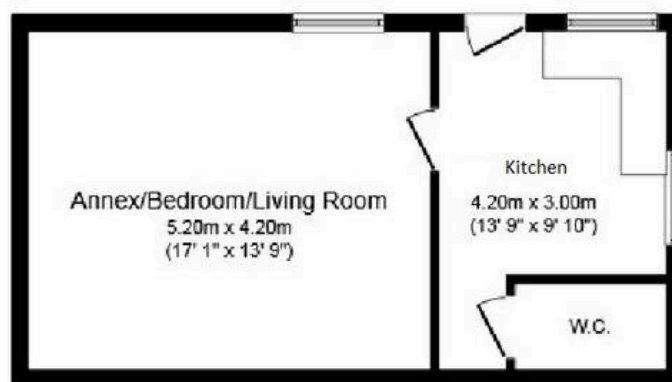




Ground Floor



First Floor



Annex



Carter & May

Head Office: 41 Castle Street, Salisbury - SP1 3SP

01722 331 993 | 01425 541575 | 01980 669751 • info@cartermay.co.uk • www.cartermay.co.uk/

