

Magnolia Cottage,
Lower Woodford, Salisbury



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4,608 sq ft (428 sq m) | Freehold
4 reception rooms | 4 bedrooms | 3 bathrooms
Self contained Annexe with snooker room | Ample parking | Secluded level
gardens | About 0.76 acres | Sought after village location

Guide price £1,850,000



An enchanting country village family house offering over 4,600 sq ft of beautifully presented accommodation, complete with a substantial detached 2 bedroomed annexe in the sought after Woodford Valley.

Magnolia Cottage is an impressive unlisted period home featuring charming flint and brick elevations beneath a thatched roof, offering versatile accommodation across the main residence and a detached two-storey annexe. Thoughtfully updated throughout, the property retains an abundance of historic character, including exposed timber beams, stone fireplaces, bespoke joinery and attractive leaded windows, creating an appealing family home in an enviable village setting.

The ground floor accommodation flows from a welcoming reception hall to a snug with a wood-burning stove, formal dining room with fireplace and private study. An expansive drawing room is centred around an impressive stone fireplace, with French doors opening directly onto the terrace. The heart of the home is the open-plan kitchen and breakfast room, appointed with bespoke cabinetry, a classic Aga, central island and suspended circular fireplace, with panoramic views across the grounds. A large boot room and fitted utility provide useful everyday space.

On the first floor, the principal suite features a dedicated dressing room and a generous en suite bathroom with a freestanding copper bath. Three further bedrooms include a second bedroom with its own generous en suite bathroom, while the remaining two bedrooms are served by a family bathroom and cloakroom. Providing ideal guest accommodation or potential for multi-generational living, the detached timber-clad annexe features a generous garden room with two sets of French doors opening onto the garden, two bedrooms, a fitted utility room and spacious open-plan sitting room.

The property is approached through double wooden gates onto a private gravel driveway providing ample parking. The secluded grounds are a particular feature, with a flagstone terrace ideal for outdoor entertaining, formal box-hedged parterre beds and expansive sweeping lawns framed by established hedging and mature trees.







Location

Lower Woodford is a peaceful village in the Woodford Valley, set amid attractive countryside beside the River Avon. Local amenities include the traditional Wheatsheaf country pub and village facilities, while the historic cathedral city of Salisbury is within easy reach, providing an extensive range of shops, cafés, restaurants, cultural attractions and leisure facilities. Amesbury and its surrounding attractions are also nearby.

Education provision is excellent, with independent schools including Chafyn Grove, Godolphin, Leehurst Swan and Salisbury Cathedral School, together with the selective grammar schools South Wilts Grammar School for Girls and Bishop Wordsworth's School.

Salisbury railway station provides regular services to London Waterloo. Road connections are convenient, with the A36 and A360 linking to Salisbury, Amesbury and the wider area, while the A303 is readily accessible for longer-distance journeys.

Postcode region: SP4

General

Local authority: Wiltshire Council
Services: Mains water and electricity. Private drainage which we understand is compliant with current regulations.
Council Tax: Band G
EPC rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Magnolia Cottage Lower Woodford, Salisbury
Main House internal area 4,608 sq ft (428 sq m)
Annexe internal area 1,500 sq ft (139 sq m)
Total internal area 6,108 sq ft (567 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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Particulars prepared October 2026



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