

Floral Cottage, Stratford Tony  
Salisbury



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**1,482 sq ft (138 sq m) | Freehold  
2 reception rooms | 4 bedrooms | 3 bathrooms  
Studio | Garden | Village location**

**Guide price £750,000**

**A charming detached period home featuring striking flint and brick elevations, set in an idyllic riverside position within a tranquil and highly sought-after village location near Salisbury.**

Situated in an idyllic conservation area and fronting onto a chalk stream, Floral Cottage is a beautifully presented period property, constructed of brick and flint elevations beneath a tiled roof. It has been sensitively modernised to incorporate sustainable technology, including solar panels, an air source heat pump and battery provision, while retaining its historic character and inherent charm. Traditional details include exposed beams and a period fireplace.

The ground floor features a welcoming reception hall, leading to a good sized drawing room centred around an impressive brick fireplace, creating a warm and inviting focal point. The light and airy garden room gives access to both the garden and dining area (which both enjoy underfloor heating), and is a tranquil reception space from which to enjoy the garden.

The heart of the home is the open plan kitchen and dining room; a bright and sociable space featuring an attractive exposed flint wall, hardwood flooring, and shaker style cabinetry with wooden worktops, all combining to create a stylish yet practical setting for everyday living and entertaining.

On the first floor, the accommodation comprises four double bedrooms, two with French doors opening to Juliet balconies, providing picturesque views and an abundance of natural light. The principal bedroom and a further bedroom both benefit from modern en suite shower rooms, while the remaining two bedrooms are served by the family bathroom on the ground floor.

The property is set within enchanting gardens that wrap around the house. These include well kept lawns, mature trees, and vibrant flower beds, creating a beautifully established and private setting. There is a metal gazebo frame on a concrete base with fabric roof and double hangings, offering opportunities for dining al fresco. Further benefits include a detached timber clad studio with electricity supply, providing versatile additional space –ideal as a home office or creative retreat–together with a separate storage shed.

Accessed from the terrace is an extremely useful utility/boot room - suitable for a variety of practical uses.

The property is approached via a charming frontage accessed from a quiet lane, with neatly maintained hedging and a pathway leading to the front entrance. There is dedicated off street parking from where a charming wooden bridge leads across the chalk stream to the house.

## Location

The property is situated in the idyllic Chalke Valley, downland village of Stratford Tony, a highly sought-after rural hamlet within the Cranborne Chase Area of Outstanding Natural Beauty, yet within easy reach of Salisbury and Salisbury District Hospital.

The nearby cathedral city of Salisbury offers an excellent range of shopping, cultural and leisure amenities, together with a vibrant market, restaurants and a thriving arts scene

More local facilities can be found in nearby Wilton, Broad Chalke and Coombe Bissett while the historic market towns of Shaftesbury and Blandford are also within comfortable driving distance. The area is particularly well regarded for schooling, with highly respected independent options including Godolphin School, Leehurst Swan, Chafyn Grove School and Salisbury Cathedral Schools, alongside grammar provision at South Wilts Grammar School and Bishop Wordsworth's School. There are Primary Schools in both Broad Chalke and Coombe Bissett, along with village shops with Post Offices, pubs, village halls and sports clubs.

Communications are excellent, with Salisbury railway station providing direct services to London Waterloo via the South Western Railway, while the nearby A36 and A303 give convenient access to the M3, the West Country and the south coast. Airports can be found in Bristol, Bournemouth and Southampton.

Postcode region: SP5

## General

Local Authority: Wiltshire Council

Services: Mains electricity, water and drainage. Private drainage via shared septic tank which we understand is compliant with current regulations. Air Source Heat Pump, solar battery provision.

Council Tax: Band F

EPC Rating: B

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

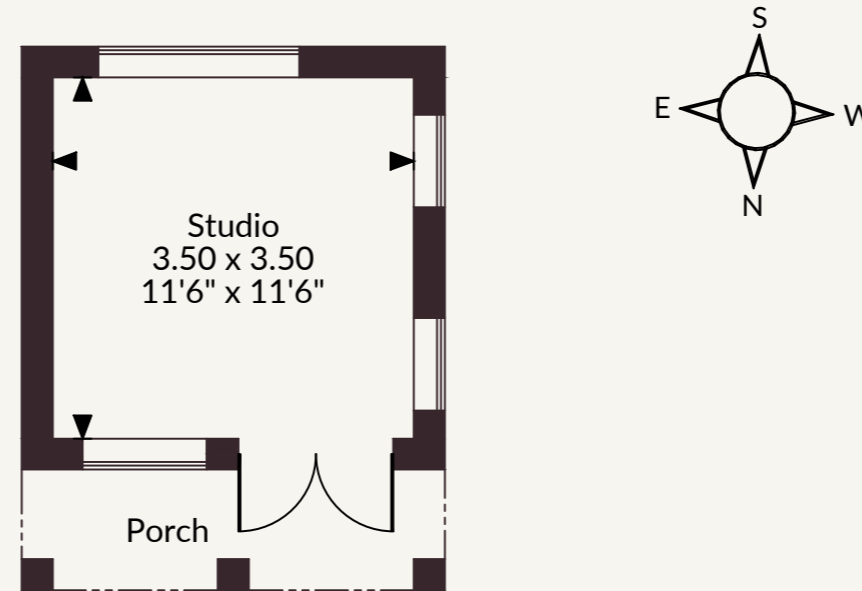


Floral Cottage Stratford Tony, Salisbury

Main House internal area 1,482 sq ft (138 sq m)

Utility/Boot Room & Studio internal area 176 sq ft (16 sq m)

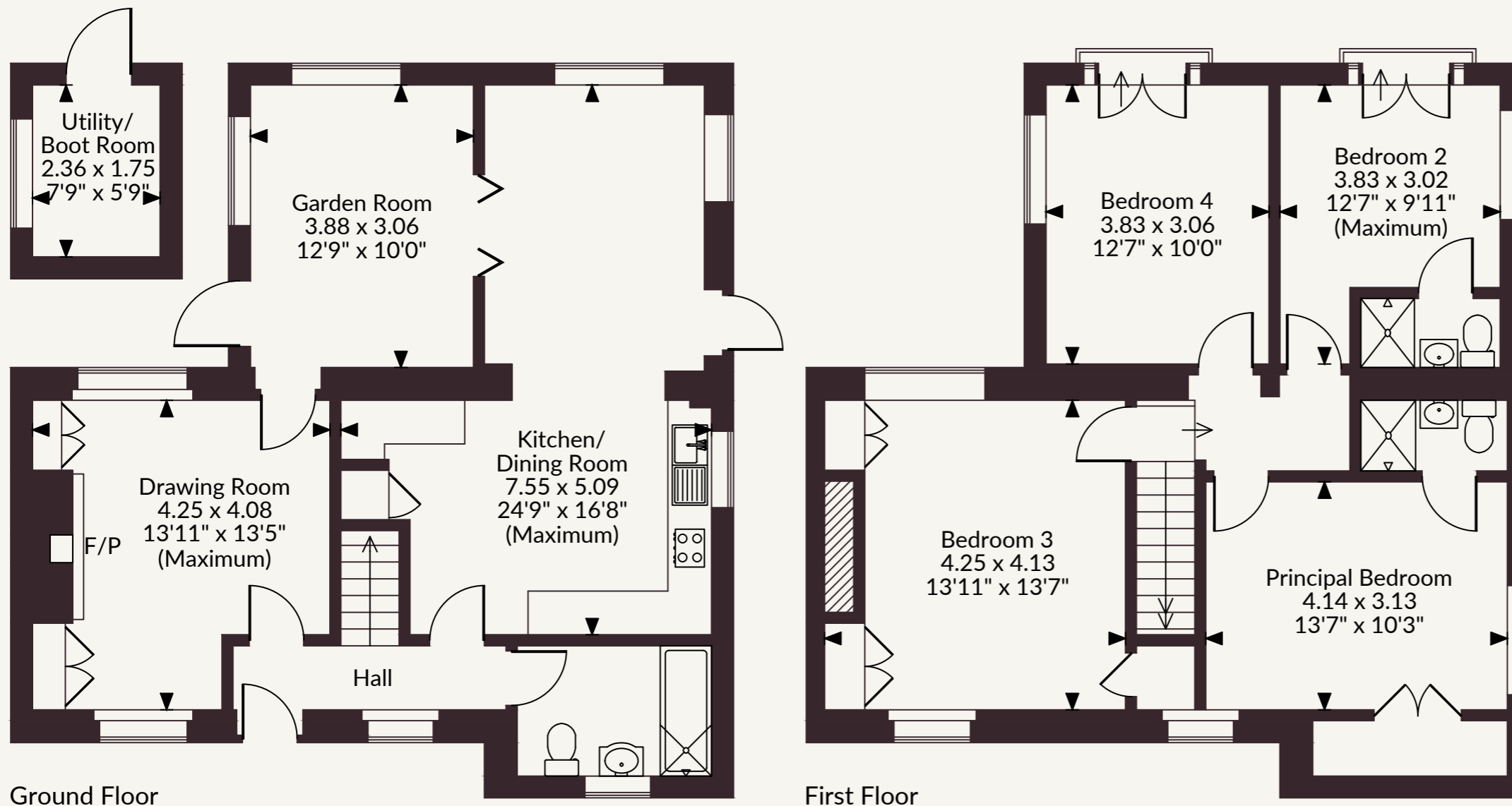
Total internal area 1,658 sq ft (154 sq m)



Salisbury

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Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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