



Coombe Cottage, Wylle Road, Hanging Langford, Salisbury, Wiltshire

Coombe Cottage

Wylze Road, Hanging Langford, Salisbury, Wiltshire SP3 4NW

A pretty, period family home offering versatile accommodation and a delightful landscaped garden

A303 1.8 miles, Wylze 2.8 miles, Codford 5.4 miles, Wilton 7.6 miles, Tisbury 8.9 miles, Salisbury mainline station 9.8 miles (1 hr 30 mins to London Waterloo), Salisbury city centre 10.8 miles, Warminster 12.4 miles, Bath 29 miles

Drawing room | Dining room | Family room
Kitchen/breakfast room | Utility | Study | Gym
Family bathroom | Principal bedroom with en-suite shower room | 4 Further bedrooms (1 en-suite) | Garage | Off street parking | Shed
Landscaped garden | Swimming pool
EPC Rating D

The property

With attractive, white-washed elevations, with red-brick edging decorating the rear facade, Coombe Cottage, believed to date back to 1815, also offers period features including exposed beams and vintage fireplaces, combined with modern interior styling to create a home ideally suited to contemporary living. Presented in very good order and enjoying a south-facing aspect, the two reception rooms, comprise a comfortable drawing room centred around a feature fireplace with wood burner and a formal dining room with two fireplaces (both blocked off) at either end of this perfect entertaining space. A door from the dining room links through to the kitchen/breakfast room which is fitted with modern wall and base level cabinetry topped with granite worksurfaces and a green oil fired AGA stove is backed by complementary splashback tiling. With an open access, the adjoining family room offers a sociable setting with a relaxed seating area and dining alongside, with double doors to the garden

creating a seamless transition from the inside environment to the terrace. Ancillary space is provided by a utility room and, along with a study, gym and well-appointed family bathroom, completes the accommodation on the ground floor. On the first floor, there are five bedrooms, with the principal room and second bedroom enjoying additional natural light from skylight windows and access to en-suite facilities, along with useful eaves storage.

Outside

Fragrant, climbing plants adorn the front elevation of the home and planting features to either side of the attractive entrance porch, which features decorative trim. The rear garden is especially noteworthy with the design offering a series of outdoor 'rooms', manicured evergreen hedging, deep borders filled with a pleasing variety of perennial plants and shrubs, along with gravelled walkways, which meander through the grounds. There is paved terracing adjoining the rear of the home offering opportunities for outdoor dining and relaxation, and paving surrounding the heated outdoor pool. Beyond the garden boundaries, far reaching vistas can be enjoyed over the undulating landscape of the Wylze Valley.

Location

The picturesque village of Hanging Langford is situated in the heart of the Wylze Valley. Nearby, Wylze has a post office, a village hall and a local pub, whilst Codford provides a doctor's surgery, garage and filling station, supermarket, school, playgroup, theatre, village hall and sports field. Salisbury is approximately 10 miles away, and offers an excellent range of shopping, leisure and cultural facilities. There are excellent road links to the A303, which is less than 2 miles away and joins the M3 to London and for commuters, train services are provided at Salisbury and Warminster for journeys to London Waterloo. The local area provides many opportunities for walking, riding and cycling, including walks along the River Wylze and the beautiful Langford Lakes Nature Reserve.





Location (continued)

Well-regarded schools in the vicinity include primary schools in nearby villages and Salisbury retains Grammar schools for both boys and girls; for independent schools choices include Warminster, Dauntseys, Port Regis and in Salisbury the Cathedral School, Godolphin, Leehurst Swan and Chafyn Grove.

Directions

From Salisbury, take the A36 west towards Warminster, and after 8.5 miles, turn left onto Salisbury Road, following the sign for The Langfords. Turn left onto Duck Street and after a further 0.5 of a mile, turn right onto Wylde Road, where the property will be found on the right-hand side.

General

Local Authority: Wiltshire Council - 0300 456 0100

Services: Mains electricity, water & drainage. Oil central heating.

Council Tax: Band G

Guide Price: £935,000

Tenure: Freehold

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Salisbury

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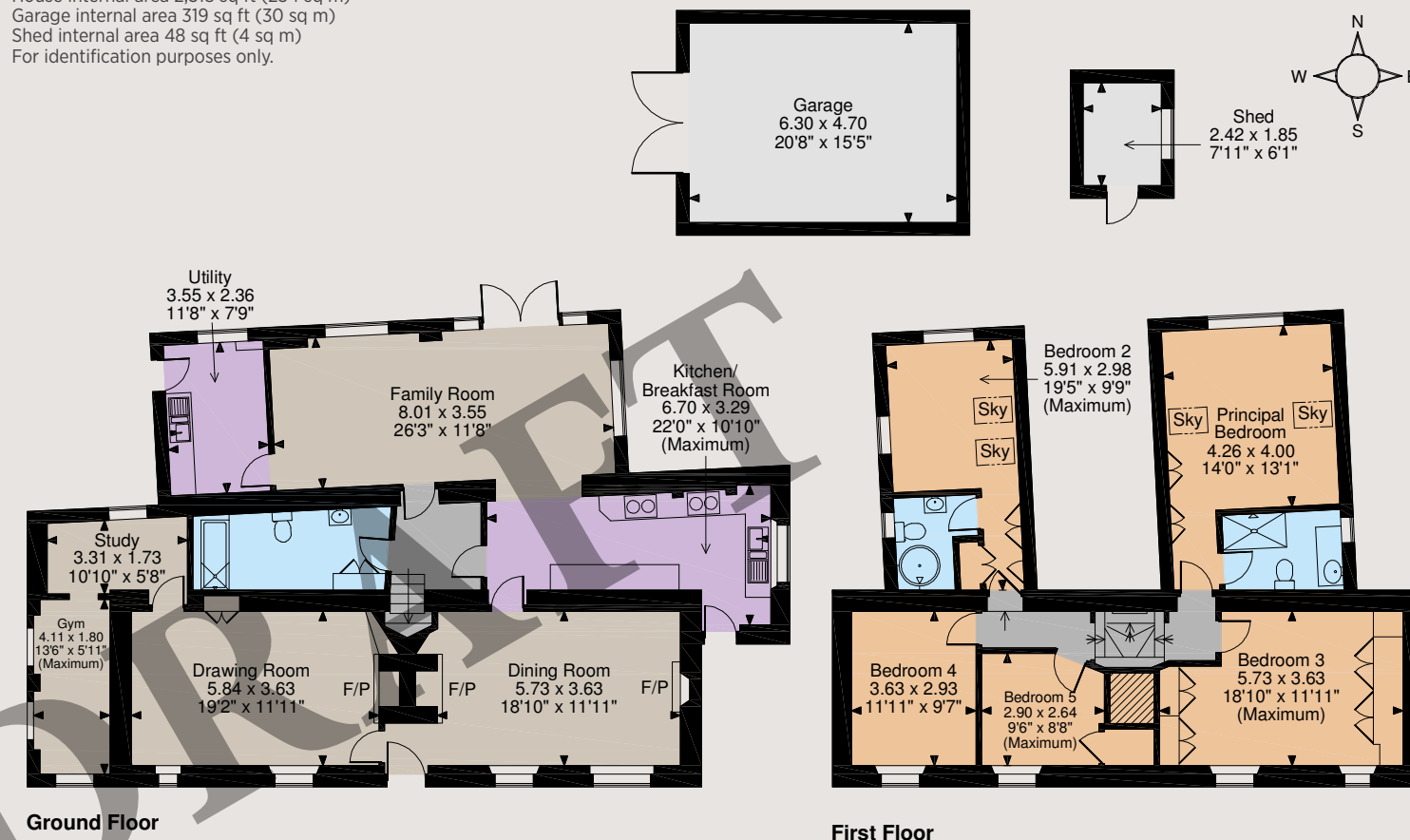
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House internal area 2,518 sq ft (234 sq m)

Garage internal area 319 sq ft (30 sq m)

Shed internal area 48 sq ft (4 sq m)

For identification purposes only.



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