



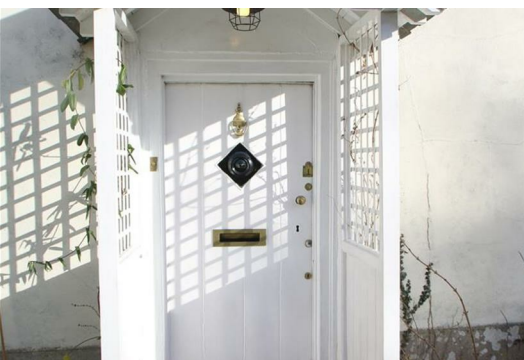
## Yew Tree Cottage Petersfinger Road

Salisbury, SP5 3BZ

Guide price £775,000



A substantial character home believed to date back to the mid eighteenth century with great charm and character. Yew Tree Cottage is a deceptively spacious property extending to around 3000 sq ft, the versatile accommodation offering great flexibility. Potential buyers will note the extensive and flexible living and bedroom accommodation which lend themselves to numerous configurations and needs. The house has been refined and improved by its current owners but still offers huge levels of potential (subject to consent). Outside the property benefits from a manageable but surprisingly generous garden which holds scope. Yew Tree Cottage has two garages and driveway parking for four vehicles. The location and setting are a huge positive, the cottage is located toward the end of a no-through road and provides a great balance of country living with walks on your doorstep yet a great range of shops, bus service, popular schools and nurseries close by. The position also provides access to the city centre itself. This is a fantastic opportunity to acquire a period property of this stature, an internal viewing is essential.



## Directions

Leave Salisbury on the A36 Southampton Road, proceed over the roundabout, to the traffic lights. Turn left passing the entrance to the park and right. Just before the next set of traffic lights turn right on to Petersfinger Road. Yew Tree Cottage can be found toward the end of the road.

## Covered Entrance Porch to:

### Entrance Hall

Stairs to first floor with cupboard under. Radiator and wooden style flooring.

### Sitting Room 14'1" x 10'11" (4.3m x 3.35m )

Lovely light room with dual aspect double glazed windows to front and side. Log burner with exposed brick chimney breast, fitted cupboard and shelving to side. Exposed ceiling and wall beams, radiator and wooden style flooring.

### Dining Room 13'5" x 10'11" (4.1m x 3.35m )

Double glazed window to front aspect. Feature exposed brick inglenook fireplace with old bread oven space, exposed mantle and ceiling beams and half height wall paneling. Radiator and wooden style flooring. Semi open plan.

### Kitchen/Breakfast Room 10'11" x 8'10" and 16'4" x 10'11" (3.35m x 2.7m and 5m x 3.35m )

This room is laid out into two main areas. The kitchen area is fitted with gloss 'handleless' wall and base units with granite work surface. Integral fridge/freezer and dishwasher. Space for range style oven (current Rangemaster oven is available by separate negotiation). Inset Belfast sink unit with mixer tap. Large pantry (2m x 1.5m) with power and light. Substantial island with additional storage and granite work surface. The breakfast area has a dual aspect with double glazed windows to front and side aspects. Radiator and television aerial points. Wooden style flooring.

### Rear Hall

Window to rear aspect. Double glazed French doors to rear courtyard garden. Two radiators. Range of shelving.

### Cloakroom

Obscure double glazed to rear aspect. High level WC. Wash basin with tiled splashbacks and half height-tiling throughout the room. Radiator.

### Utility Room

Roof light. Door to rear. Fitted cupboards, single draining stainless steel sink unit with cupboard under, space and plumbing for washing machine. Recently fitted Worcester boiler.

### Living Room 27'3" x 12'5" (8.33m x 3.8m )

The room has been cleverly partially divided by the seller which creates two zones. The first area (3.8m x 3.86m) has one set of stairs to the first floor and door to rear hallway. Wall lights and radiator. The second area (4.5m x 3.8m) has a lovely open fireplace with a wooden mantle and brick hearth. To one side is a fitted low level cupboard. Twin windows to rear aspect and radiator.

### Study 10'5" x 9'0" (3.2m x 2.75m )

Window overlooking rear courtyard and door to side (therefore creating a private access to this room). Fitted cupboards and shelving.

### Log Store

Stable style door to the rear. Wooden ladder to storage area over study.

### Bedroom One 14'3" x 11'1" (4.35m x 3.38m )

Double glazed window to front aspect, painted fireplace, picture rail, radiator and wooden style flooring.

### Bedroom Two 13'9" x 12'5" (4.2m x 3.8m )

Window to rear aspect. Built in double wardrobe and full height storage cupboard. Radiator. Access to residual lift space (NB it is understood this ceiling could be removed to create a vaulted ceiling).

### Bedroom Three 14'1" x 10'9" (4.3m x 3.3m )

Sunny room with dual aspect double glazed windows to front and side. Cast iron fireplace, built in wardrobe and radiator.

### Bedroom Four 11'11" x 10'5" (3.64m x 3.2m )

Double glazed windows to front and side aspect. Radiator. Glazed double doors to:

### Dressing Room 11'1" x 9'4" (3.4m x 2.85m )

Radiator. Door to both landing areas.

### Bathroom One

White suite comprising corner bath, basin and WC. Tiled splashbacks, radiator, window to side aspect. Door to attic room.

### Bathroom Two

Very well fitted suite comprising WC, pedestal basin, walk-in shower enclosure and over-sized paneled bath. Tiled splashbacks, heated towel rail, window to front aspect and ceiling spotlights.

### Second Floor Attic Room

Window to side aspect. Fully floored with full (steep) staircase.

### Outside

The property has a very deceptive garden which stretches to predominantly the front and one side.

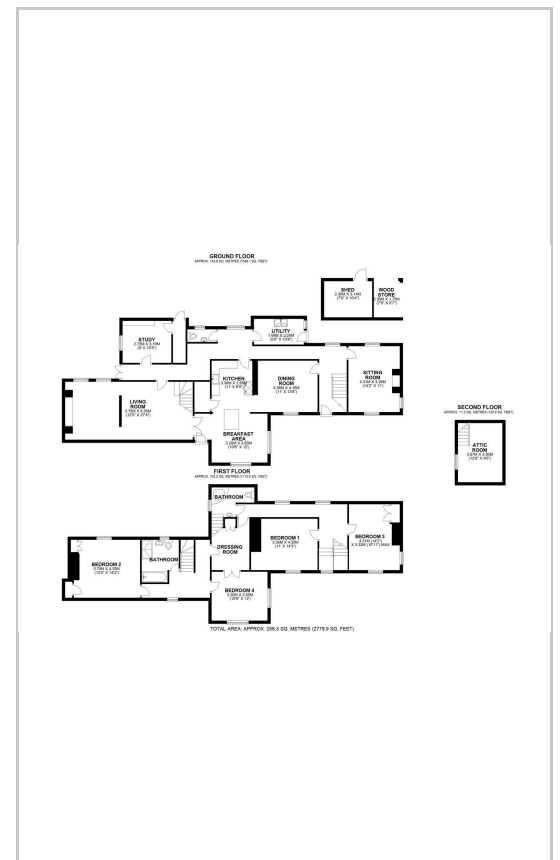
A wrought iron gate leads to a stepping stone path to the front door. Two level areas of lawn with a huge level of planting. Large flower border with mature Yew Tree (also accommodating the septic tank). Covered storage area and substantial garden shed, brick built barbeque, range of outside lighting and tap. To the rear of the property is a path which links the utility, study and rear hallway- with a lovely walled courtyard which is very well enclosed by brick wall with lovely range of mature planting.

Yew Tree Cottage has the huge benefit of two garages opposite the property/main garden. Both garages have up and over doors with tandem parking in front of both (parking for four cars comfortably). We understand the house also formerly had a drive/parking in an area of garden currently laid to lawn, double gates still exist.

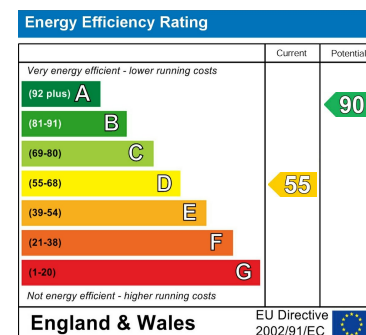
## Area Map



## Floor Plans



## Energy Efficiency Graph



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