



EVANS & PARTRIDGE

**KINGFISHER COTTAGE
RIVER AVON, WOODFORD VALLEY**











KINGFISHER COTTAGE, LAKE, SALISBURY, WILTSHIRE, SP4 7BP

A RARE OPPORTUNITY TO PURCHASE THIS STUNNING RIVERSIDE COTTAGE WITH LANDSCAPED GARDENS AND FISHING RIGHTS ON A PRIZED STRETCH OF THE RIVER AVON, QUIETLY NESTLED IN THE HAMLET OF WILSFORD CUM LAKE WITHIN THE SOUGHT AFTER WOODFORD VALLEY.

**FISHING RIGHTS ON THE RIVER AVON
CHARACTER COTTAGE
BEAUTIFUL LANDSCAPED GARDENS AND VIEWS
SUMMER HOUSE WITH SCOPE FOR ANCILLARY ACCOMMODATION STPP
2/3 RECEPTION ROOMS - EN SUITE BEDROOMS**

OFFERS INVITED AROUND: £1,295,000 Freehold

DESCRIPTION

A rare opportunity to acquire an exceptional detached period riverside cottage in the sought after Woodford Valley, enjoying over 50 metres of private fishing rights on a renowned stretch of the River Avon, a highly regarded chalk stream famed for its fly fishing and association with Frank Sawyer, inventor of the iconic Pheasant Tail Nymph. Quietly nestled in Wilsford cum Lake, this charming, recently rethatched and non listed cottage offers uninterrupted river views, landscaped gardens and a tranquil setting. The well balanced accommodation includes a triple aspect sitting room with log burning stove, dining hall, bespoke kitchen/breakfast room opening to terraces and gardens, utility/cloakroom, and a ground floor bedroom or study, while upstairs are two generous en suite bedrooms, including a superb principal suite with river views. Set within just over a quarter of an acre, the beautifully landscaped gardens flow to the riverbank, complemented by a substantial summer house with vaulted ceiling, mezzanine, balconies and adjoining fishing room/store, creating a truly special riverside retreat.

LOCATION

The property is situated adjacent to the River Avon in the highly desirable hamlet of Wilsford-cum-Lake, on the edge of a UNESCO World Heritage Site. The Woodford Valley is a renowned and sought-after location, approximately six miles from the Cathedral city of Salisbury, which offers an extensive range of shopping, cultural, and leisure amenities. Salisbury also provides an excellent choice of schooling, including the highly regarded grammar schools, Bishops Wordsworth and South Wilts, together with respected independent schools such as Godolphin, Chafyn Grove, Leehurst Swan, and Salisbury Cathedral School. The surrounding Woodford Valley offers numerous scenic walks and cycle routes, while the highly regarded Great Bustard public house, restaurant and rooms can be reached via a picturesque walk from the property. Excellent transport links are provided by convenient access to the A303, with mainline railway stations at Salisbury and Grateley offering regular services to London Waterloo.

ACCOMMODATION

Entrance Hall

External decorative oak and glazed door. Double oak doors conceal a wide coats cupboard and also houses the fuse box. Ceiling light point and oak glazed door to:

Dining Hall	A substantial central room, ideal for entertaining and links the ground floor accommodation. There is ample space for a large dining table and sideboard. Features include exposed ceiling beams and joists. Staircase with oak balustrade rising to the first floor. An internal window looks through to the kitchen/breakfast room which also provides additional natural light. Tumbled limestone flooring with underfloor heating. Alcove with display shelving and cupboard beneath. A wide opening leads through to the sitting room with further oak doors to the kitchen/breakfast room and inner hall.
Sitting Room	A triple aspect reception room featuring an inglenook fireplace, curved beam above with a deep shelved recess to one side of the chimney breast. Exposed beams and timbers throughout. Windows to either side aspect, central front window overlooks the river.
Kitchen/Breakfast Room	Tumbled limestone flooring. High quality handmade hardwood kitchen fitted with a comprehensive range of wall and base cupboards including glazed cabinets, full height pantry cupboard, double fronted larder and corner shelving. Two oven electric Aga with decorative hood above which conceals an extractor fan and lighting. Integrated dishwasher, fridge and freezer. Quartz worktops with tiled splashbacks and Belfast sink unit. Picture windows to the front and side aspects enjoy views over the gardens and river. Exposed ceiling beams and timbers, oak stable door to the garden, downlighters and hatch to a large boarded loft space offers potential.
Inner Hall	Tumbled limestone flooring, window and wall light points. Doors to broom cupboard, bedroom three/study and utility/WC.
Bedroom Three/Study	Featuring a curved wall, exposed ceiling joists and side window with curved window seat.
Utility/WC	Hardwood worktop with tiled splashback, Belfast sink and fitted wall and base cupboards. Recesses for washing machine and tumble dryer. WC, exposed ceiling beams, window and wall lights.

FIRST FLOOR

Landing	Central landing with loft hatch and oak doors to:
Principal Bedroom	A large triple aspect bedroom with generous space for furniture. Windows to either side aspect and a central oriel window to the front provides views over the water and along the river. Fitted corner wardrobe.
En Suite	Bath with mixer taps and handheld shower attachment, granite topped wash stand with basin, tiled splashback, mirror and light above, cupboard beneath and WC. Window overlooking the garden with window seat, decorative tongue and groove panelling and LED downlighters.
Bedroom Two	A further large double bedroom featuring a curved wall, exposed beams and windows to either side aspect.
En Suite	Granite topped wash stand with mirror and light, cupboard and storage beneath, WC, corner shower, partly tiled walls, towel radiator and downlighters.
OUTSIDE	Access off lane onto a long hardstanding which provides parking for two to three large vehicles. Timber gate opening to a crazy paved path and staircase which provide elevated views over the landscaped gardens, cottage and river. Wide winding steps with wrought iron handrail descend to the cottage. Terraces and seating areas are arranged to either side of the property, providing views over the river. The cottage and summer house occupy a good sized level area bordering the River Avon (about 53m) with the benefit of single bank fishing rights from the garden. Large lawns are interspersed with herbaceous borders and flowering plants, while the remaining ground rising back toward the lane have been attractively terraced with brick, flint and sleeper retaining walls planted with shrubs and specimen trees.

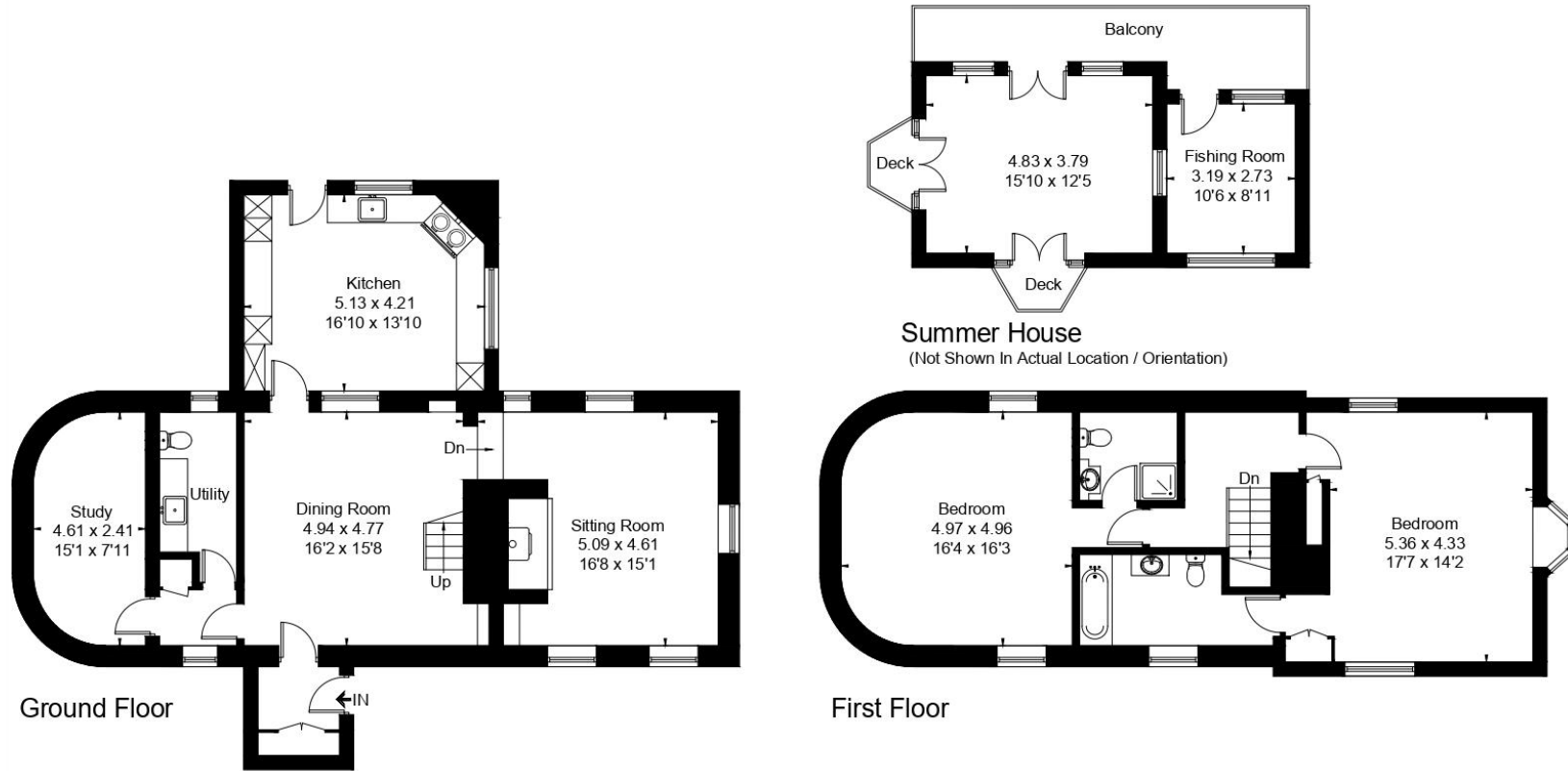
Summerhouse/Studio	A substantial and versatile outbuilding constructed of timber clad elevations beneath a cedar shingle roof. A wide balcony extends across the front providing a covered seating area overlooking the river. Part glazed double doors open into the main room featuring a vaulted ceiling. Glazed doors to the side and rear elevations open onto smaller balconies, all enjoying attractive views. Additional features include: front aspect windows, picture rail, large mezzanine area, internal rear window looking through to the fishing room, oak flooring, light and power.
Fishing Room	Half glazed entrance door, picture window to the rear and further window to the front. Vaulted ceiling, light and power.
Services	Mains water and electricity. Private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP4 7BP
Council Tax	Wiltshire Council - Band G

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Approximate Floor Area = 175.3 sq m / 1887 sq ft
 Outbuilding = 29 sq m / 312 sq ft
 Total = 204.3 sq m / 2199 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107420

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		