



Frog Cottage | 17 Salisbury Road | Steeple Langford | Salisbury | SP3 4NF

WOOLLEY  
& WALLIS

# WOOLLEY & WALLIS

Guide Price £337,500 freehold

A charming grade II listed cottage situated in the sought after village of Steeple Langford, in the heart of the Wylde Valley.

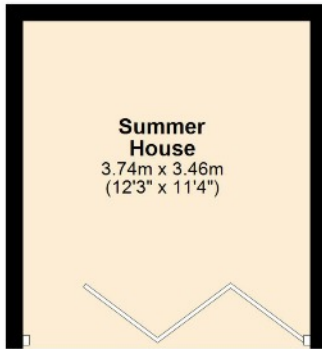
## The Property

Frog Cottage, greatly improved by the current owners, is bursting with charm and boasts a wonderful inglenook fireplace in the sitting room. The cottage, which has underfloor heating to the ground floor, offers lovely accommodation arranged over two floors and warrants an internal viewing to appreciate the superbly presented accommodation. The entrance lobby opens to a sitting room with quintessential inglenook fireplace with woodburner and bressumer beam over. Exposed ceiling beam. Twin aspect with two windows to front aspect, dresser base and shelving, step and door lead into the cottage style kitchen and dining areas. The practical kitchen with wooden painted wall mounted units, which have under unit lighting, base units, drawers and oak work surfaces. Inset belfast sink with mixer tap. Space for Range style cooker and cooker hood over. There are integrated appliances which include fridge, freezer and washing machine. Tiled flooring and 2 windows to rear aspect. The kitchen opens into the dining area with tiled flooring, high level window to rear aspect and stable door opening to outside. Exposed ceiling beam, understairs cupboard and door to lobby. From the lobby, stairs rise to first floor landing with access to a small insulated loft void. Bedroom 1 to the front of the cottage and is a very good sized room with feature high level arch window to side and two windows to front aspect. A particular feature of this room is the vaulted ceiling providing an added sense of space. Built-in cupboard. Bedroom 2 a smaller double room, to the rear of the cottage, which has window and built-in cupboard. Bathroom suite includes a 'P' shaped bath with curved screen and thermostatic shower, heated towel rail, pedestal wash hand basin, WC, tiled flooring and two windows to rear aspect.

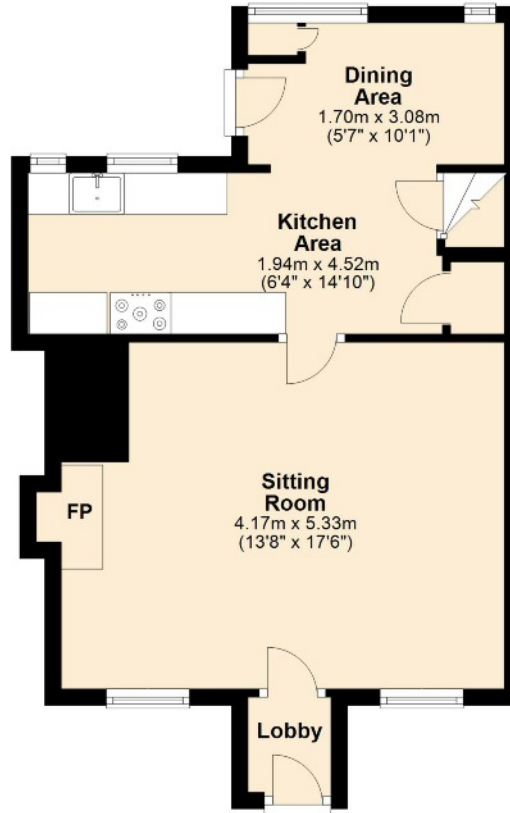
## Situation

Steeple Langford is a village at the heart of the Wylde Valley and being just two miles from the A303 provides very convenient access to London and Exeter. There are beautiful lakes and exceptional views of the Wiltshire Countryside which surround the village and the village includes the Rainbow On The Lake which is a traditional country pub with garden, Hanging Langford and Little Langford are on the other side of the river and together form a thriving community with the surrounding villages collectively providing private nursery, private schools, church, active cricket club, doctors, veterinary surgery, convenience shops and pubs. The market town of Wilton provides further amenities which include coffee shops, a Co-op, garden centre, hairdressers and bakery. Approximately 2 miles to the east is the village of Stapleford which has a petrol station with shop. The Cathedral City of Salisbury is situated to the south east and has a comprehensive choice of schools as well as shopping and recreational facilities. These include a theatre, cinema, arts centre, restaurants, pubs, clubs, supermarkets, dentists, doctors and leisure centre.

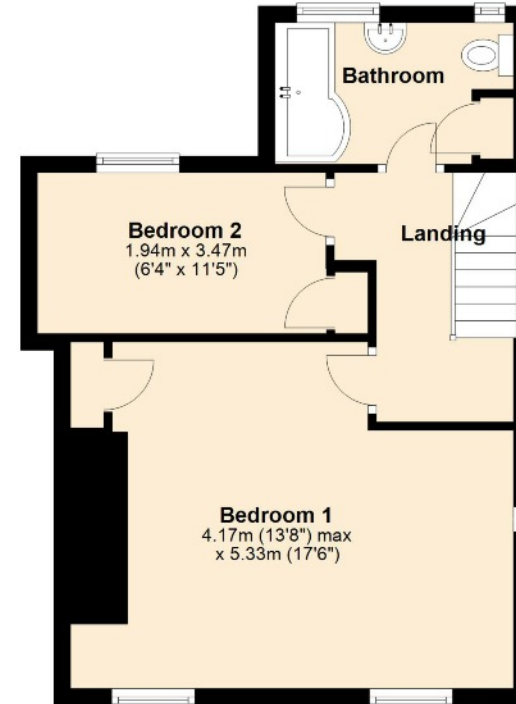




**Floor Plan**  
Approx. 62.6 sq. metres (673.7 sq. feet)



**First Floor**  
Approx. 39.0 sq. metres (419.8 sq. feet)



Total area: approx. 101.6 sq. metres (1093.5 sq. feet)

**AGENT'S NOTES**

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in February 2024.



## Outside

To the rear the private gardens can be found which include a wonderful and very useful summer house. The rear garden, which is enclosed, is mainly laid to lawn with numerous planting beds including mature shrubs. At the rear of the garden is a superb summer house which boasts bi-fold doors, power and light as well as telephone socket and therefore can offer either a lovely environment to either work or use for leisure. In addition there are steps leading up to an area with garden shed and rear gated access (currently pedestrian gate). We understand that previous to the shed being in situ this would have provided an area for one vehicle off road parking which would necessitate the need for double gates which would have access from the lane behind.

## Directions

Leave Salisbury via A36 and continue past Wilton on A36. Take a turning on the left hand side when signposted The Langfords, continue through this road into Salisbury Road where No.17 can be found on the right hand side.

## Services

The property benefits from an electric central heating system which includes underfloor heating to the ground floor and radiator heating to the first floor. Mains water and mains drainage.

## Viewings

All viewings by appointment only through our Salisbury Residential Department 01722 424524.

## Local Authority

Wiltshire Council 0300 456 0100

## Council Tax

Council Tax Band C

## EPC

Exempt.

