



Trantridge Cottage | Pentridge | Salisbury SP5 5QX

WOOLLEY  
& WALLIS

Guide Price £1,150,000

A quite splendid four bedroom detached cottage set in approximately 2.2 acres backing onto fields.

## The Property

Trantridge Cottage is set in the popular village of Pentridge, being a quiet rural village 10 miles from Salisbury and 3 miles from Sixpenny Handley. With only local traffic, this cottage is set in one of the most quiet and idyllic villages to the west of Salisbury. The cottage itself has been updated over the years and yet has maintained a wealth of its original character. On the ground floor there is a kitchen with an excellent range of integrated appliances as one would expect, and there is a separate cloakroom and entrance area. There are two further reception rooms on the ground floor and the sitting room has an excellent inglenook fireplace with bread oven.

On the first floor there four bedrooms with most bedrooms having exposed wooden beams and bedroom one having an original fireplace with stone surround. The first floor has an abundance of character as one would expect in a cottage of this age with sloping ceilings and traditional cottage windows commensurate with a thatched cottage. There is additional accommodation outside as follows:-

## Utility Room and Garden Room

The property is timber clad with a pitched tiled roof and makes for a very pleasant area to sit and enjoy the views over the garden.

## Office

This room is timber framed and timber clad with a pitched roof and has been used as a workshop, but could equally be used as an office or indeed a painting studio.

## Games Room/Annexe

This room is a superb building and is timber framed internally with insulation and an open plan mezzanine floor on the first floor. At present this room is used as a library/games room and for additional dining, but has the potential to be a self-contained annexe with a bedroom on the mezzanine level, a living room, and shower room beneath. This property is served by its own boiler.

## Land

The property is set in approximately 2.2 acres of land with approximately 1.2 acres used as landscaped gardens and an additional 1 acre paddock which backs onto fields. The property has two stables, a hay shed and adjoining barn.



# Trantridge Cottage

Approximate Gross Internal Area

Main House = 1700 Sq Ft / 157.92 Sq M

Games Room = 828 Sq Ft / 76.98 Sq M

Utility / Garden Room = 321 Sq Ft / 29.82 Sq M

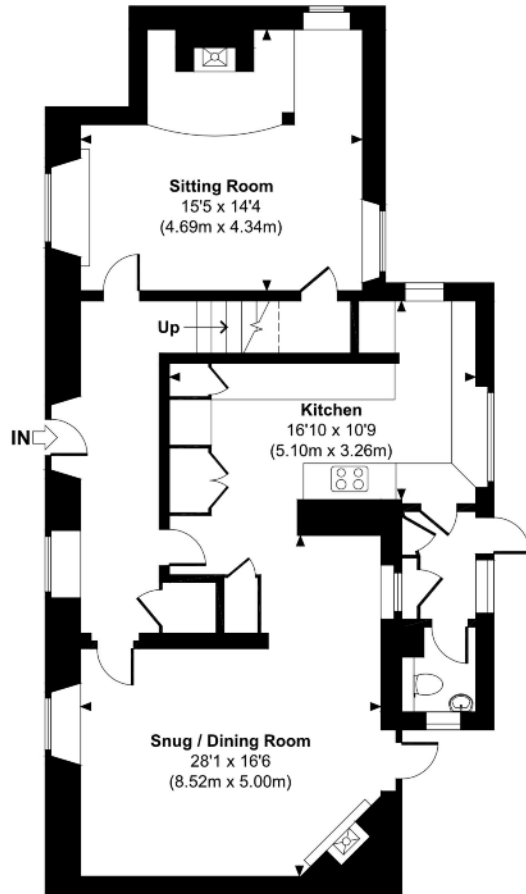
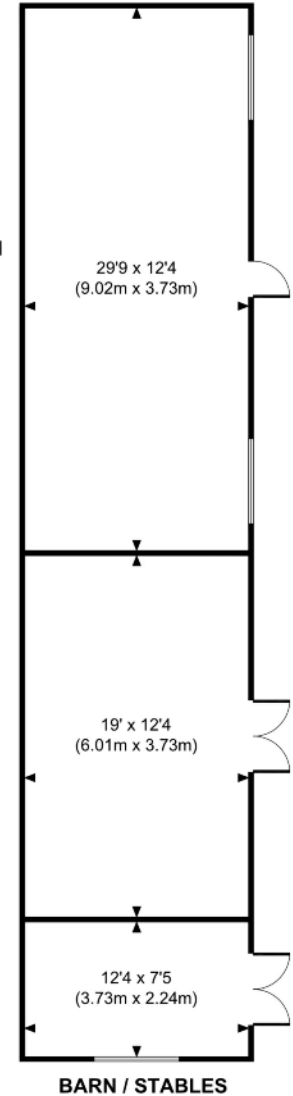
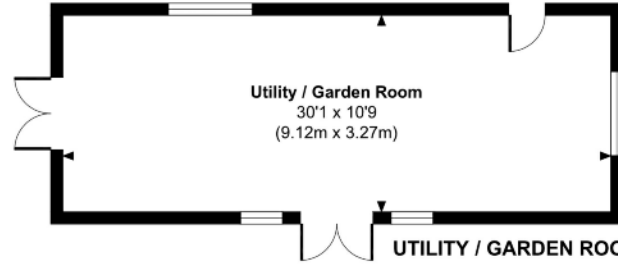
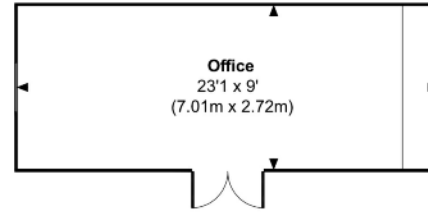
Office = 226 Sq Ft / 21.01 Sq M

Barn / Stables = 700 Sq Ft / 65.01 Sq M

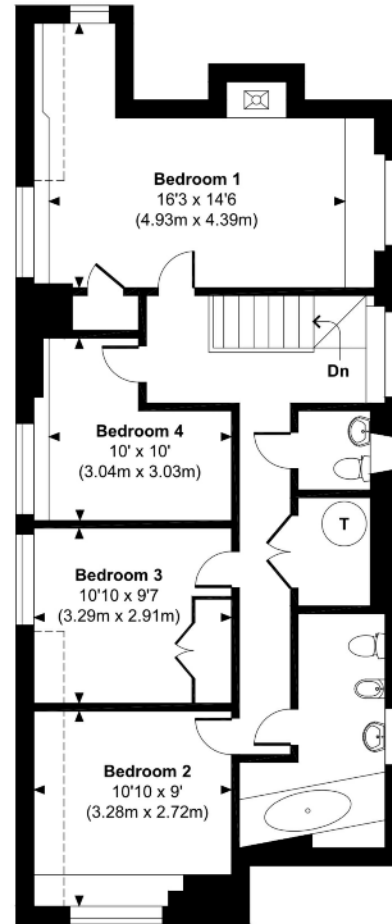
Total = 3775 Sq Ft / 350.74 Sq M

Outbuildings are not shown in correct orientation or location.

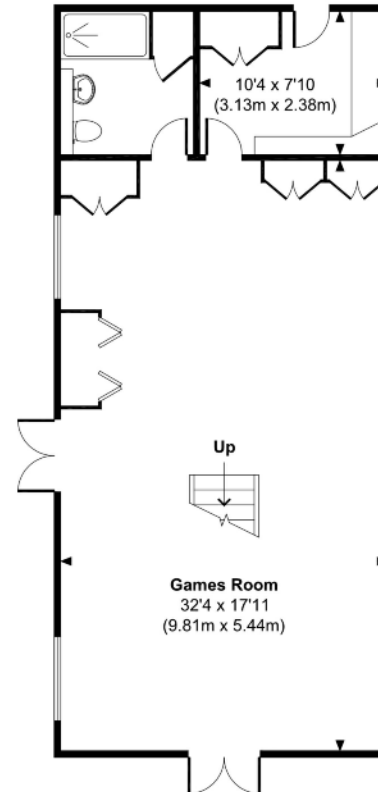
Includes areas with Restricted room height.



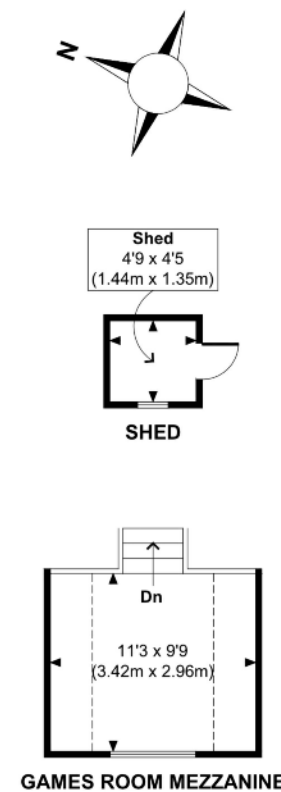
GROUND FLOOR



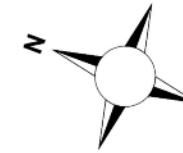
FIRST FLOOR



GAMES ROOM GROUND FLOOR



GAMES ROOM MEZZANINE



--- Indicates restricted room height less than 1.5m.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

### Situation

Located in an Area of Outstanding Beauty, Pentridge is a lovely countryside hamlet surrounded by the rolling open landscape of the Cranborne Chase, perfect for enjoying rural pursuits such as walking, riding, cycling and fishing, and recently granted International Dark Skies status. The cottage is particularly well situated for country walks, with a public footpath nearby leading up to Penbury Knoll. The Dorset Cursus runs parallel to the village.

There are plenty of local farm shops and village hubs including Sixpenny Handley, Bowerchalke, and Coombe Bissett for day to day amenities.

Salisbury, with its wide range of shops, restaurants, arts and recreational activities, offers a direct train service to London Waterloo (journey time from 85 minutes). The A303 provides access to the South West and London via the M3.

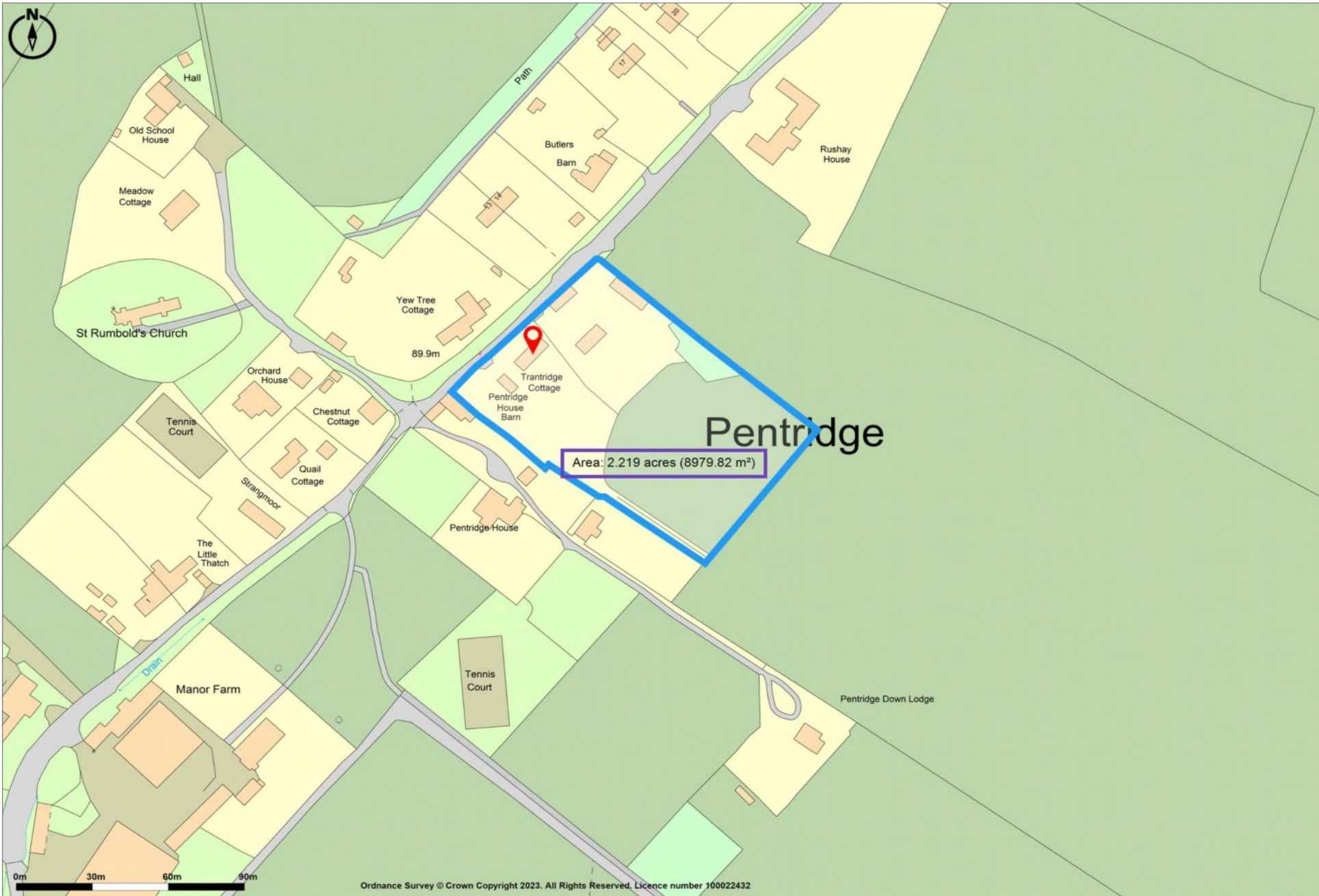
The surrounding area boasts numerous excellent schools, both private and state, including Clayesmore, Dauntseys, Warminster School, Port Regis, Sandroyd, Salisbury Cathedral School, Chafyn Grove and Godolphin, along with Bishop Wordsworth and South Wilts Grammar Schools.



### AGENT'S NOTES

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## Outside

The garden is most attractive, it is well stocked with an interspersed of shrubs as well as flower borders containing mature perennial and annual plants. There are numerous outside sheds and areas of lawn, together with many mature trees creating a very attractive and mature plot over all. A particular feature is the walled garden with a number of raised beds and a magnificent central water feature. In this area there are many wonderful roses as well as mature and perennial plants and a superb timber frame greenhouse and another smaller one.

## Directions

Follow the A354 to Blandford. 1 mile before the Sixpenny Handley roundabout turn left into the village. At the 'T' junction turn right and Trantridge Cottage will be found on the left hand side.

## Services

Mains water. Oil fired central heating. Mains electric. Private drainage. Wessex internet.

## Viewings

All viewings to be arranged through our Salisbury Residential Department on 01722 424524.



## Local Authority

Dorset Council.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		