

COBB COTTAGE

GREAT WISHFORD

Cobb Cottage is one of those homes that instantly feels right - full of warmth and character and with a layout and flow that perfectly suits modern living.

Originally a 17th-century cob and flint cottage, it has been extended over the years into a surprisingly spacious home that blends period charm with comfort and practicality. With a versatile home office, lovely garden, and no onward chain, this is a cottage that's ready to be loved and lived in straight away.





The entrance hall opens into the dining room where solid oak flooring and exposed beams give the room warmth and character. The fireplace is a real focal point and is fitted with an Italian woodburner beneath a beautiful reclaimed oak mantle. It's a room that works just as well for quiet family suppers as it does for weekend gatherings.





A distinctive oak archway opens into a beautifully crafted, rustic-style kitchen. Bespoke solid oak units, granite worktops and underfloor heating combine beautifully with modern touches including an American-style fridge/freezer and integral dishwasher. A Lacanche dual-fuel range cooker sits at its heart and there's also a utility cupboard for neatly housing a washing machine and tumble dryer.





Antique doors, reclaimed from a French farmhouse and fitted with stunning stained-glass panes, lead through to the sitting room adding colour and a touch of artistry.

Just beyond the stable door from the kitchen, a covered outdoor kitchen complete with Belfast sink and built-in BBQ makes alfresco cooking and dining wonderfully easy. It's a private and sheltered spot, perfect for summer evenings.

The sitting room is a light and inviting space, with solid oak flooring, a wood-burning stove and bifold doors that open onto the terrace. Facing south-west, it catches the sun from late morning and offers the perfect spot to enjoy spectacular sunsets over the garden. There is also a downstairs WC and useful storage off the hallway.





Upstairs, the cottage feels light and airy with three bedrooms - two generous doubles and a charming single. The main bedroom is bright and spacious, with dual-aspect windows that make the most of the natural light.





The shower room is classic in style, fitted with porcelain tiles and nickel fixtures, giving it a timeless, high-quality finish.





Outside, the south-west facing garden is a private and peaceful spot. The Indian sandstone patio is perfect for outdoor dining or morning coffee, and the four-seater hot tub adds a touch of indulgence.

The bespoke garden office is another standout feature - purpose-built, double glazed and with underfloor heating. This is ideal as a workspace, hobby studio or peaceful retreat. Both the house and the office are fitted with a Yale alarm system for peace of mind.

There are also two off-road parking spaces right beside the cottage a valuable feature in this village setting.







About the Area

Great Wishford is a quintessential Wiltshire village with a real sense of community. There is a welcoming pub, a church, and a village hall that hosts regular events throughout the year. The surrounding countryside is beautiful, with Grovely Woods and scenic footpaths close by, perfect for walking, cycling, or exploring at weekends.

The River Wylde runs through the village and is used by local fishing clubs. Despite its peaceful setting, Great Wishford is conveniently close to the A36, and Salisbury is just around 20 minutes away by car, offering a wide range of shops, schools, and rail connections to London Waterloo. There's also a regular bus service linking the village to Salisbury and Warminster.

Key Features

- Beautiful 17th-century cob and flint cottage
- 3 bedrooms; two generous doubles and a single
- Dining Room with solid oak flooring & an Italian woodburner
- Sitting Room with solid oak flooring, woodburner & tri-fold doors to the garden
- High spec kitchen with bespoke solid oak units, granite worktops, Lacanche range cooker, American-style fridge/freezer and integral dishwasher
- Family shower room with porcelain tiles and high spec nickel fixtures
- South-west facing garden with Indian sandstone patio, 4-seater hot tub & space to entertain
- Covered outdoor kitchen & BBQ area
- Purpose-built garden office with double glazing, underfloor heating and its own consumer unit
- Two off-road parking spaces
- Yale alarm system for both house and office
- New slate roof (2024)
- Being sold with no onward chain

Address Cobb Cottage, Station Road, Great Wishford, Salisbury, SP2 0PA

EPC Rating



Tenure Freehold

Council Tax Band E

Local Authority Wiltshire

Property Size 1428 sq ft / 132 sq m

Parking 2 spaces

Water & Waste Mains

Heating Oil and underfloor heating in kitchen and home office

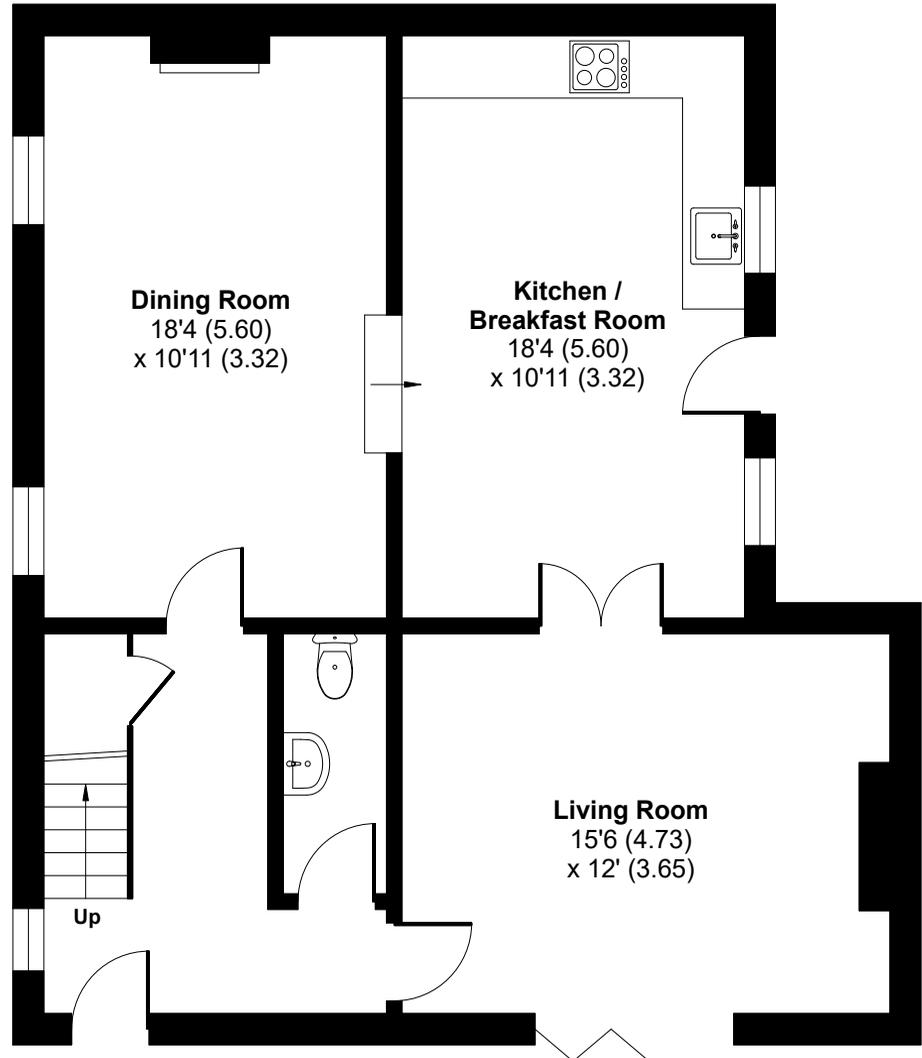
Cobb Cottage, Station Road, Great Wishford, Salisbury, SP2

Approximate Area = 1255 sq ft / 116.5 sq m

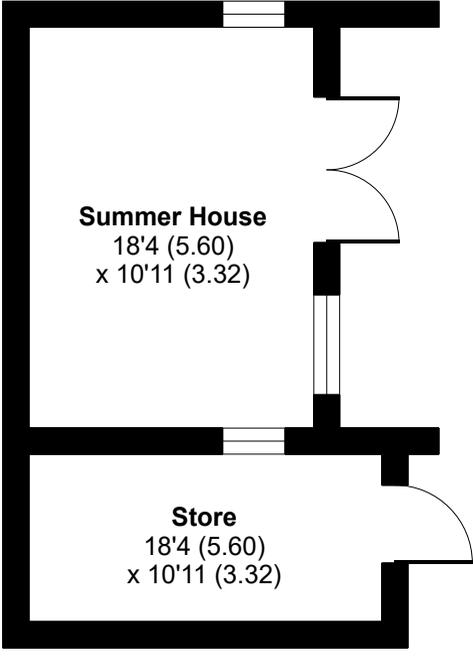
Outbuilding = 173 sq ft / 16 sq m

Total = 1428 sq ft / 132.6 sq m

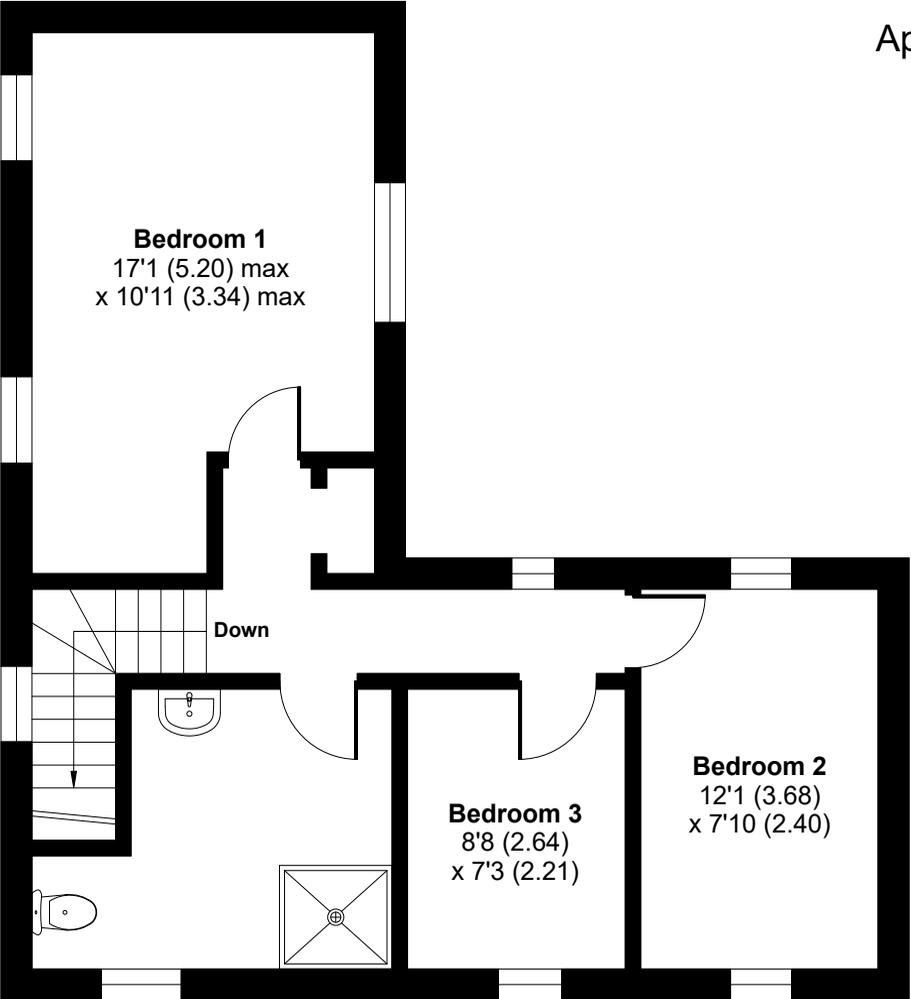
For identification only - Not to scale



GROUND FLOOR



OUTBUILDING



FIRST FLOOR

Some photographs of this property have been digitally enhanced for illustrative purposes only.

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