

*No. Three*

FLORENCE  
COURT



### *3 Florence Court*

Tucked quietly away within a well-kept courtyard and within a level walk of Wilton town centre, this is a home that feels private yet is still conveniently close to everyday amenities.

Built in 2008 as part of a thoughtfully designed over-55s development, Number 3 offers a great balance of light, privacy, well-planned rooms and low-maintenance living, along with a genuine sense of community. Beautifully presented and ready to move straight into, it's an easy, secure home that works just as well day-to-day as it does for locking up and heading away.

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The front door opens into a welcoming hallway and from here the house has a practical and easy layout. The sitting room is a particularly comfortable space that is centred around wide double doors that open straight onto the courtyard garden.





Another set of double doors leads through to a separate dining room, a lovely sized room that is ideal for both everyday meals and entertaining friends and family. The dining room opens into the garden room which adds a useful extra space that can be used to suit your needs. With a radiator in place, the garden room is a comfortable part of the house that can be used all year round.







The kitchen sits just off the dining room and is compact and well designed with Shaker-style cabinetry, granite worktops and fully integrated appliances. Everything is within easy reach, making it a practical space for everyday cooking.

Also on the ground floor is a shower room which is useful for guests or for those wanting the option of ground floor living.



Upstairs there are two well-proportioned double bedrooms, both with fitted wardrobes, plus a smaller room that works well as a study or hobby room.





The main bedroom is light and airy and benefits from 'Jack and Jill' access to the main bathroom to create a practical and private arrangement.





Outside, the courtyard garden wraps around the property and has been thoughtfully planted to provide colour and interest throughout the year while remaining easy to maintain. With a southerly aspect, it gets plenty of sunshine and is a lovely spot to sit out for a quiet morning coffee or for socialising with friends.



### *3 Florence Court*

Florence Court itself is known for its well-kept surroundings and peaceful feel. The communal areas are beautifully maintained and there is an on-site caretaker and a friendly, unobtrusive sense of community. The house also benefits from a designated carport space, along with visitor parking.

With no onward chain, this is a straightforward move into a home that has been carefully looked after from new and offers a simple, secure way of living in a very convenient Wilton setting.

Wilton is a friendly and well-served market town with a strong sense of community and an easy pace of life. From the front door, shops, cafés, a weekly market and several well-regarded pubs are all within walking distance. Everyday essentials including a doctor, dentist, Co-op and a range of independent businesses are close at hand, while surrounding countryside offers excellent walking in Grovely Woods and beyond. Regular bus services connect easily to Salisbury.

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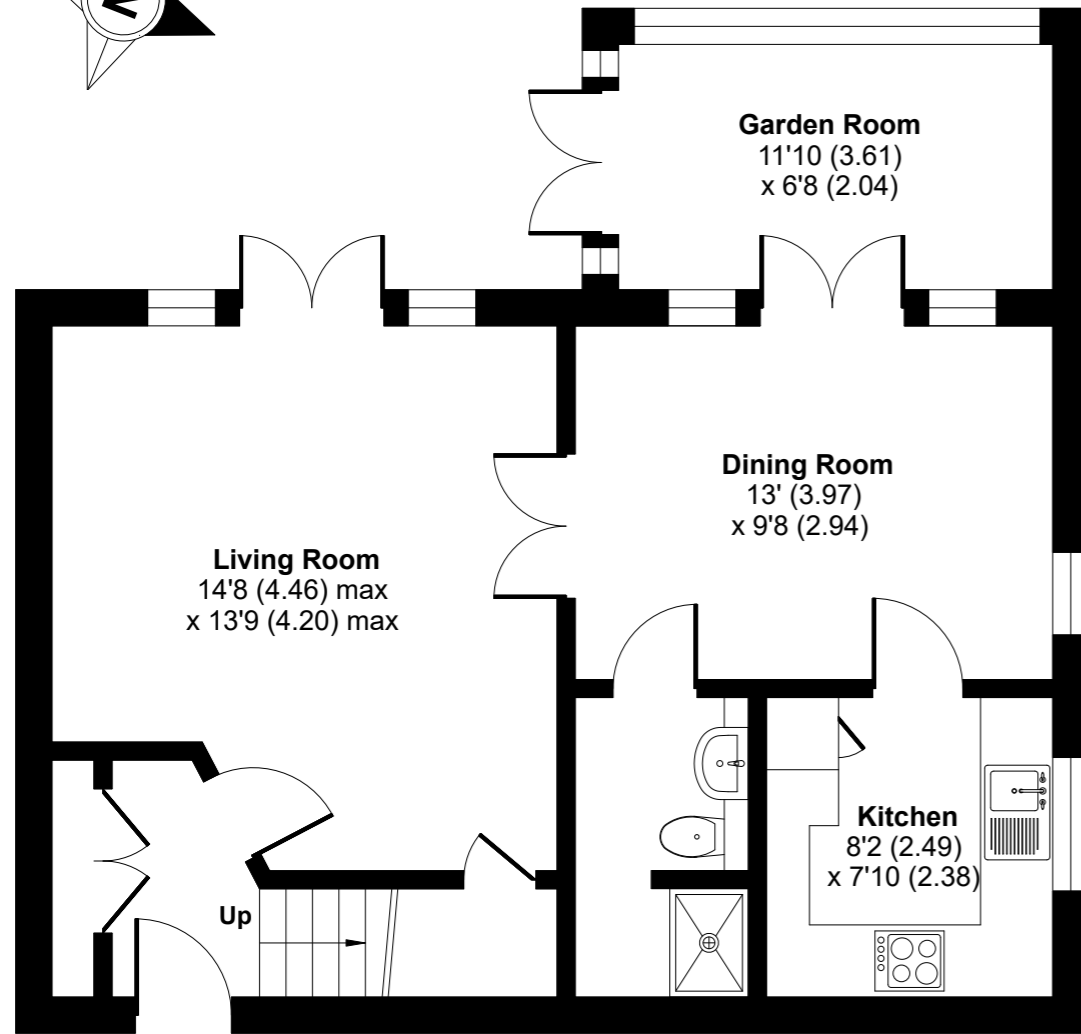
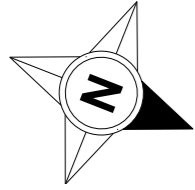


- Quiet courtyard setting, tucked away yet within a level walk of Wilton's centre
- Easy access to shops, cafés, doctor's surgery and everyday amenities
- Over-55s development with a well-managed and friendly environment
- Spacious sitting room with double doors opening onto the garden
- Sitting room, dining room and adjoining garden room provide flexible living space, plus a ground floor shower room
- Kitchen with granite worktops and integrated appliances
- Two double bedrooms plus a study
- Jack and Jill bathroom upstairs
- South-facing, low-maintenance courtyard garden with established planting
- Designated carport, visitor parking and a secure, lock-up-and-leave feel
- Being sold with no onward chain

Covenants:

- Age exclusive (over 55)
- Pets only with prior agreement of the management company

Address	3 Florence Court, Wilton, SP2 0FD
EPC Rating	
Tenure	Freehold
Council Tax	Band D
Local Authority	Wiltshire Council
Property Size	1091 sq ft 101.3 sq m
Parking	Designated carport & visitor parking
Water & Waste	Mains
Heating	Gas central heating
Service Charge	£1950.83 period ending 31 May 2026
Ground rent	£308.58 period ending 30 June 2026

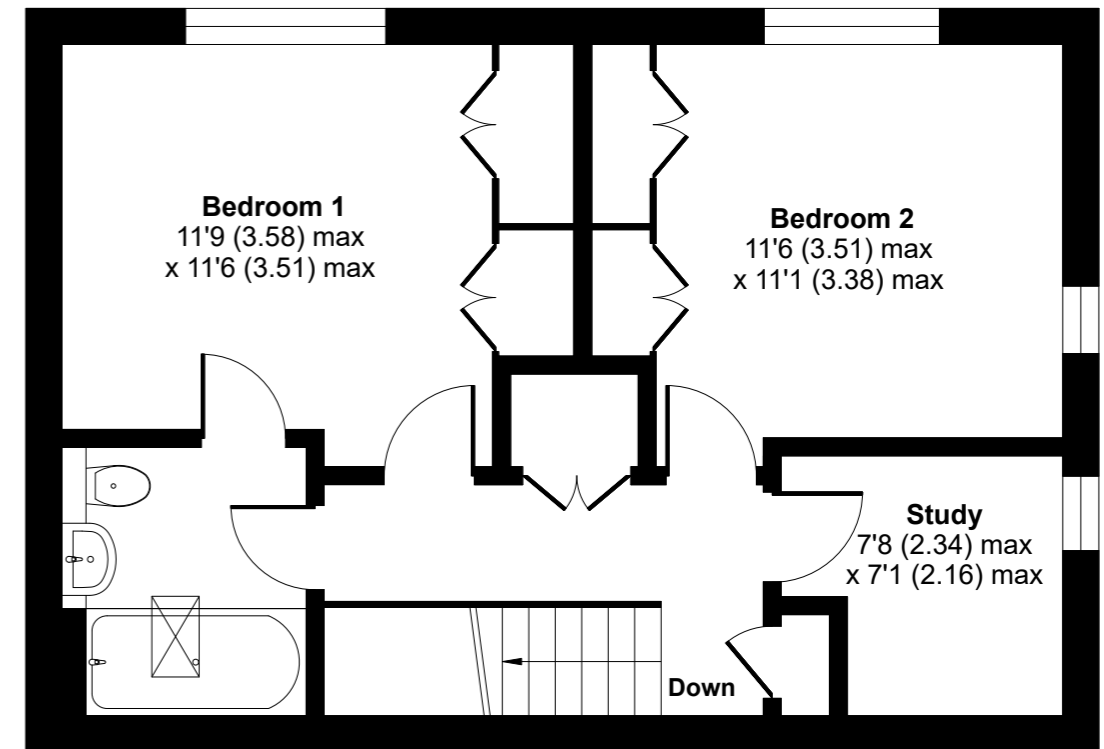


**GROUND FLOOR**

## Florence Court, Wilton, Salisbury, SP2

Approximate Area = 1091 sq ft / 101.3 sq m

For identification only - Not to scale



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Piccolo Property Services. REF: 1434400



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# FLORENCE COURT

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[www.piccoloproperty.co.uk](http://www.piccoloproperty.co.uk)  
[info@piccoloproperty.co.uk](mailto:info@piccoloproperty.co.uk)  
7 North Street, Wilton, SP2 0HA  
01722 580059