



## **8 Earls Manor Court, Winterbourne Earls, Salisbury, Wiltshire SP4 6EJ**

A spacious, three-bedroom, mid-terrace cottage overlooking beautiful courtyard gardens.



**Entrance Hall**

**Downstairs Shower Room**

**Sitting Room**

**Dining Room**

**Kitchen**

**Three Double Bedrooms**

**Bathroom**

**Garage**

**Patio Garden**

**150 year Lease (from 1992)**

**No Ground Rent**

**55+ Age Covenant.**

# The Property

8 Earls Manor Court is a well presented three bedroom mid terrace property with a patio garden and garage.

Upon entering the property there is a useful shower room. The large, bright sitting room has a feature electric fireplace and double doors through to a separate dining room with French doors leading to the rear enclosed patio garden. New carpet was laid throughout the property in 2021.

The kitchen was recently refitted and is accessed from the sitting room. It has a range of modern fitted units with built-in electric oven, microwave and hob. There is an integrated dishwasher, freezer and fridge. At the rear of the property is an enclosed patio garden which can be accessed from both the kitchen and the dining room. Upstairs there are three generously sized double bedrooms, all with fitted wardrobes, and a family bathroom with bath, WC and basin.

The property has new electric radiators and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage. A single garage, with light and power, is located in a block nearby.

**Guide Price: £325,000 (Leasehold)**

# Directions to Earls Manor Court

From Salisbury take the A30 (London Road) northeast out of the city towards Marlborough. Continue over the first roundabout and at the second roundabout continue on the A30 past Pearce Way on your left. At the next roundabout the road forks. Bear left and take the A338, cross over the railway line and on into Winterbourne Earls passing Hurdcott Lane, Tanners Close and Tanners Lane on your left. Earls Manor Court will be found on your left immediately after Tanners Lane.

**Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.**

**For viewings please call the Estate Managers on 01980 610883 / 07384 112899 (Mon-Fri 9am-5pm)**



Sitting Room



Dining Room



Kitchen



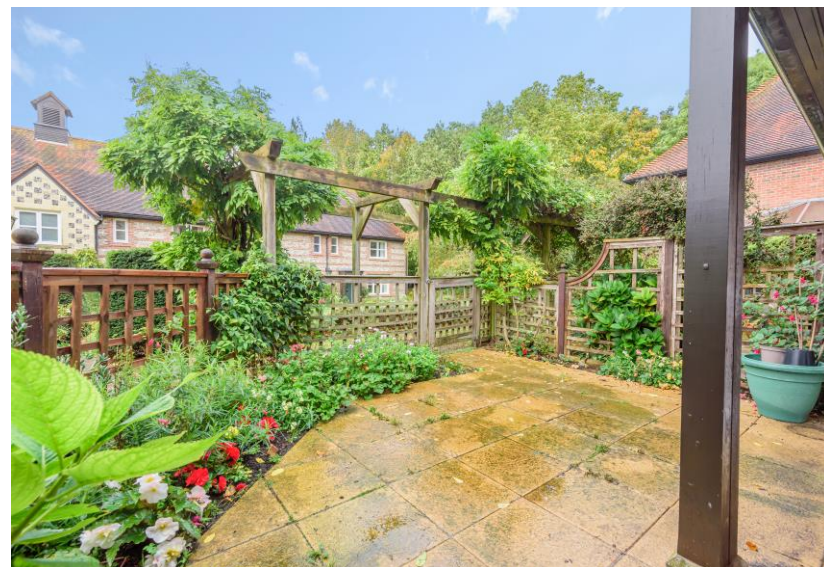
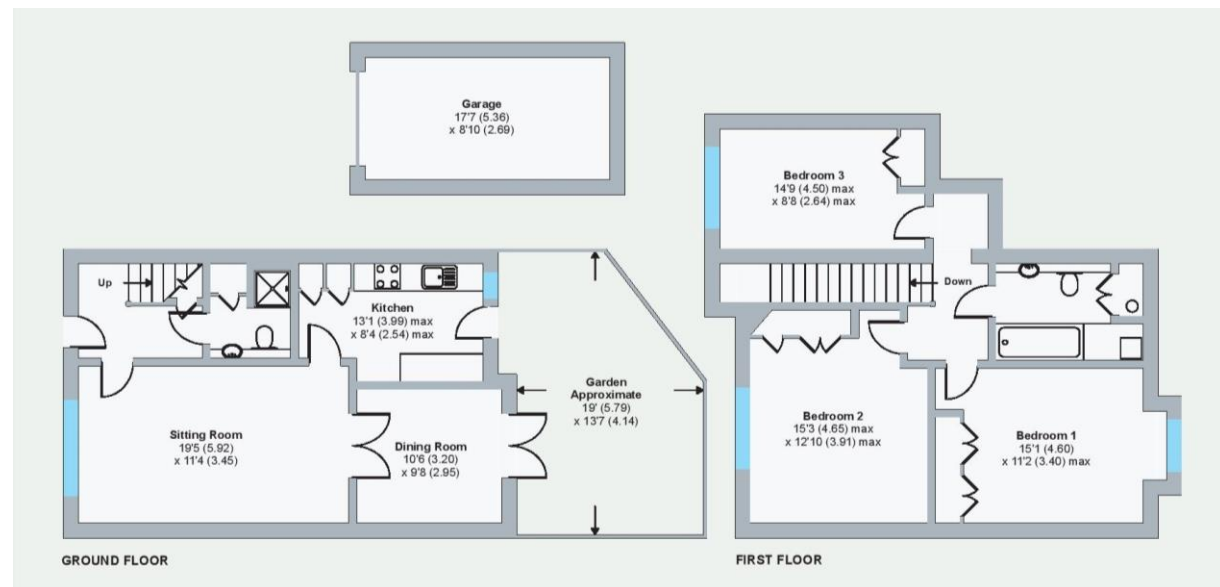
Bedroom 1



Bedroom 2



Bathroom



Rear Garden

**Approximate Gross Internals: 117.7m<sup>2</sup> / 1267 ft<sup>2</sup>**

**Service Charge: £7,992pa**

**Energy Performance Rating: D (62)**

**Council Tax Band: G**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.



## Earls Manor Court

Set in the Bourne Valley, and beautifully built in a traditional chequerboard of flint and stone in the former farmyard of a 17th-Century manor house, Earls Manor Court reflects its local heritage in the most charming way. The entrance is through a garage forecourt and a fine archway leading into a central garden courtyard. Cottages and apartments surround the delightful garden courtyard, which is mostly laid to lawn with attractive borders, and each has their own terrace or balcony.

Earls Manor Court is only a few minutes drive from a well-stocked local shop with post office services. The village hall offers many activities and there are delightful walks along the river Bourne. Winterbourne Earls is close to Winterbourne Dauntsey and Winterbourne Gunner, collectively known as 'The Winterbournes'. The city of Salisbury with its cathedral, excellent shops and many cultural facilities is only a few miles away, and the beauty of the New Forest National Park is only slightly further afield. If you are keen for a little sea air, both the seaside towns of Poole and Bournemouth are less than an hour's drive.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

### Services and Amenities at a Glance



20 PROPERTIES  
BUILT 1992



RESIDENT  
ESTATE  
MANAGER



GUEST  
SUITE



LAUNDRY  
FACILITY



GARDENER



The gardens at Earls Manor Court



Salisbury



Salisbury Cathedral



River Bourne

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