



For Sale

In

Sutton Veny



Rookery Cottage

Location – Hill Road, Sutton Veny

Rookery Cottage occupies a lovely position on the edge of Sutton Veny, a thriving village comprising many attractive period properties, a well regarded primary school and a pub.

Rookery Cottage is a beautifully presented house with spacious and flexible accommodation enhanced by good natural light. Orientated to take full advantage of outstanding south westerly views, the original house was sympathetically extended in the early 2000s by the addition of a classical brick and flint façade. On the ground floor the four reception rooms include a particularly elegant and well-proportioned drawing room with casement doors to the garden, a dining room with concealed former well, informal sitting room and study, the latter also with access to the garden. The kitchen/breakfast room with its Aga is at the heart of the house and opens onto a terrace overlooking sweeping lawns and the views beyond. Beside the kitchen is a utility room and a secondary staircase to the first floor where there are two bedroom suites both with double aspects, two further bedrooms and a family bathroom. The second floor has two additional bedrooms and a shower room.

The graveled drive leads to a turning circle planted with silver birch between the double garage and the house.

The gardens lie mainly to the rear and have been carefully landscaped with sweeping lawns rising gently to a stand of specimen trees on the southern boundary. Paved and graveled terraces divided by a honeysuckle clad pergola adjoin the kitchen, drawing room and study providing space for outside entertaining beside an ornamental pond. A timber store divided into two areas provides space for garden implements. Within the grounds are various areas from which to enjoy lovely views across farmland to Lords Hill beyond.

Strutt & Parker, Salisbury

Price Guide - £925,000

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Land Registry – Sold Prices:

£290,000 1 Aug 2000

£685,000 5 March 2003



Rookery Cottage at Sutton Veny

