

Fox Grant



LIME TREE COTTAGE, 852 HOME FARM, TIDWORTH, SALISBURY

A semi detached former farm cottage, with three bedrooms, nestled within this idyllic setting, in this most sought after semi rural location, on the edge of Tidworth in all approximately 0.16 of an acre.

SITUATION

Grateley 6 Miles, Andover 10 Miles, Salisbury 15 miles. Tidworth town centre 1.5 miles

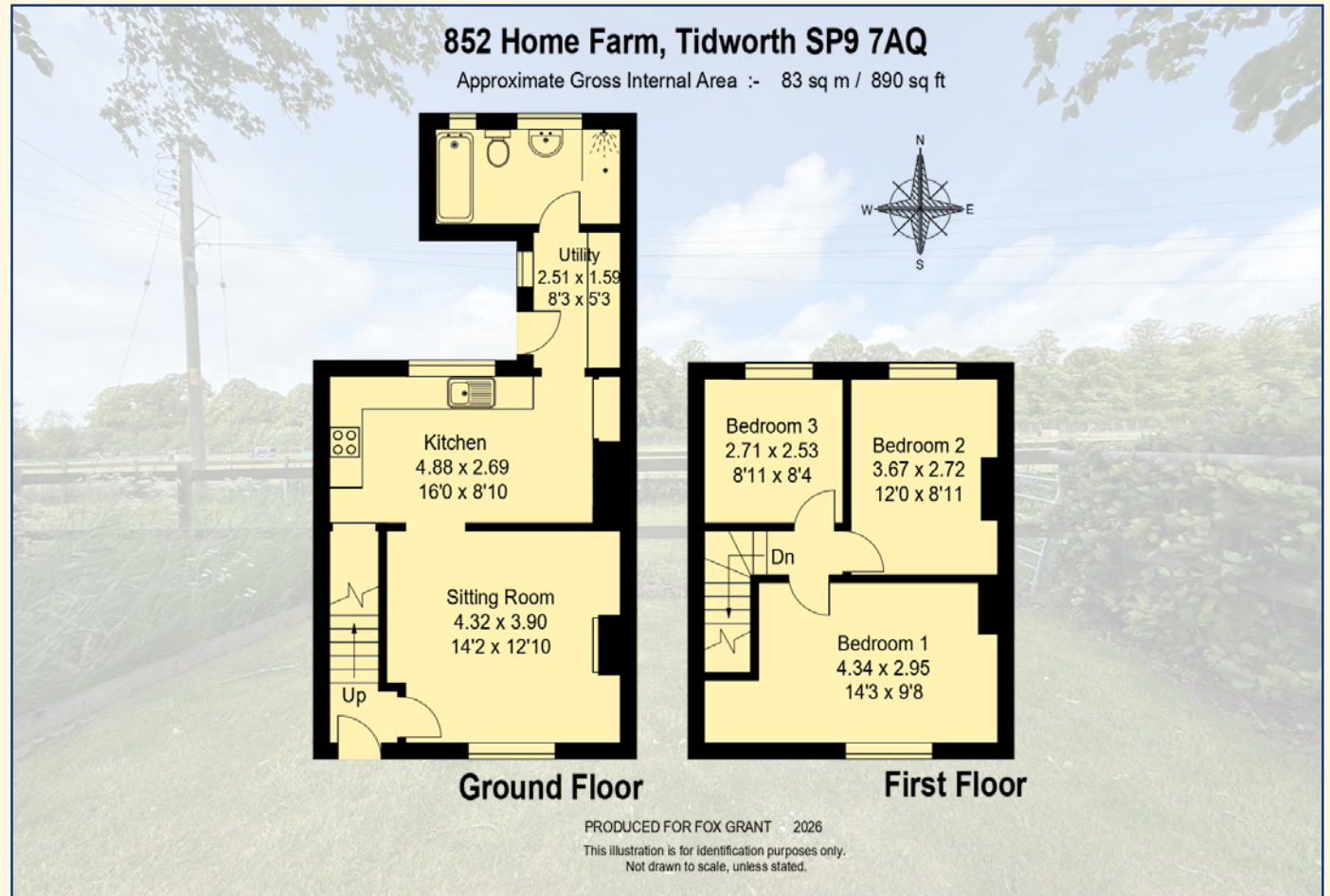
Mainline Trains: Grateley 6 Miles, Andover 10 Miles, Salisbury 15 miles

Lime Tree Cottage is a former farm cottage which was refurbished during 2016 and then greatly improved by the current owner in 2023 with new electric radiator heating and new kitchen and in 2024 with a new bathroom suite. The location with country views warrants a viewing to appreciate the lovely location.

The accommodation comprises: Entrance Lobby, stable door to lounge, with aspect to the front, wood burner, re fitted kitchen/dining room with shaker style units, quartz work surfaces and up stands Butlers sink, induction hob, and extractor over, two built in electric ovens, two full height built in cupboards, one with storage the other with hot water cylinder. PVCu double glazed window to the rear. Boot room/ rear hall with quartz work top plumbing for washing machine, space suitable for tumble drier and fridge/freezer, door to outside and door to the Bathroom. Modern suite of bath, WC inset basin with drawers under, walk in shower, with large tray, thermostatic shower unit, electric heated towel rail, extractor fan and PVCu double glazed window to rear.

First floor landing has access to the loft space with ladder. Bedroom one and good sized double room to the front, with lovely views, feature ornamental cast fire place, built in cupboard, radiator. Bedroom two another double room, with PVCu double glazed window to the rear with view across garden to allotments, ornamental fire place, radiator. Bedroom three and good sized single room, with PVCu double glazed window to rear, with view across garden to allotments, radiator.

Outside, there is a long south facing garden to the front, laid to lawn, with central pathway leading to the front door, to the western side is a paved patio and access to the long rear garden, concrete patio area, cold water tap and access to the rear hall/boot room. The garden is mainly laid to lawn and backs onto allotments. There is an area to park in front of the front garden.



Education The area is well positioned for public and private schooling with an excellent range of schools in the Salisbury area including Bishop Wordsworth and South Wilts Grammar Schools, plus a host of private schools including: Godolphin, Chafyn Grove with Dauntsey's and Warminster to the west, St Marys Calne to the north and Winchester College to the south east. Tidworth and Shipton Bellinger have primary schools with the highly regarded Wellington Academy to the east of Town.

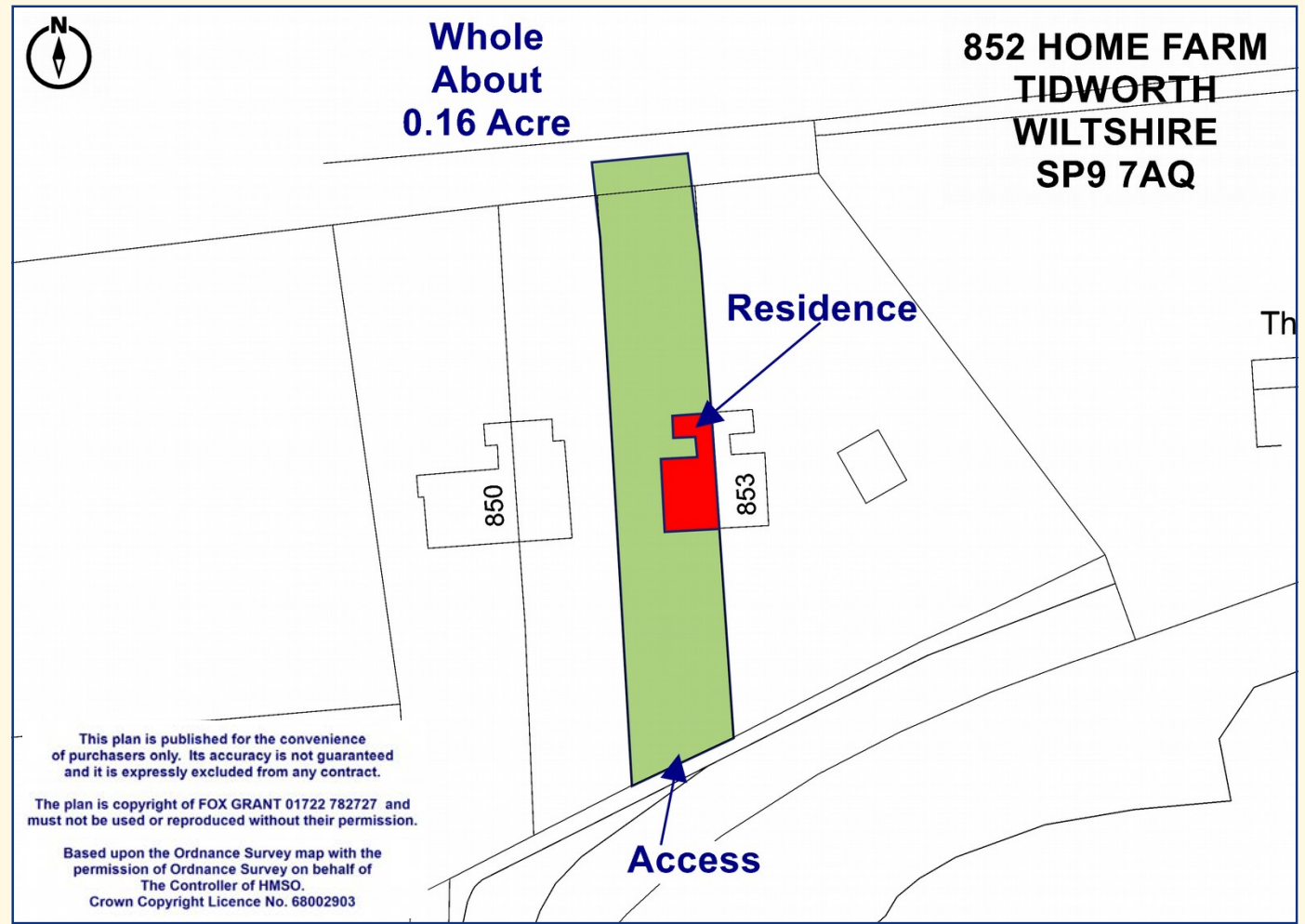
Local Sporting & Recreational Tidworth offers an excellent range of services including two supermarkets (Tesco and Lidl), a leisure centre with swimming pool and gym, a library, a skate park and sports pitches (including The Oval athletics track, rugby, football, cricket and polo grounds). Tedworth Equestrian, which has three horse-riding arenas, is sited a short hack across the park or along Humber Lane where riding lessons are available. Show jumping and dressage competitions are held there regularly and the Royal Artillery Pony Club holds rallies there for youngsters with their own ponies. Tidworth Garrison Golf Club is situated about half a mile way. There is a doctor's surgery, dental practice, post office, garage and a public house. A more comprehensive range of shopping, cultural and recreational facilities are available nearby in Andover, Salisbury, Winchester, Basingstoke and Southampton (all with Waitrose stores).

There are abundant walking, cycling and outriding opportunities directly from the property into the surrounding Salisbury Plain countryside via abundant bridleways and byways with open access. The Plain is particularly spectacular around Tidworth, being rare lowland chalk habitat, most of which is designated SAC (Special Area of Conservation) and therefore is not intensively farmed, but instead allowed to naturalise as wildflower meadows, native scrub and woodland. This area of the Plain is owned by the Ministry of Defence (MoD) and as such is open to the public for most of the time (except certain areas during MoD training times). It is exceptional horse-riding country.

AGENT'S NOTES

Fox Grant and their clients give notice that:
1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Plans, Areas and Schedules These are based on the Ordnance Survey map and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Local Authority Wiltshire Council Tel: 0300 456 0100
Council Tax Band Band D
Energy Performance Certificate Band E
Services, Mains water, mains electricity, shared septic tank (with 4 properties). Electric radiator heating.
Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.
Tenure The property is sold as Freehold and will be sold with vacant possession on completion.
Particulars prepared by Rupert Langstaff May 2026





VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact **Rupert Langstaff** for further details at rupert@foxgrant.com



Rupert Langstaff



Fox Grant

**852 HOME FARM
SP9 7AQ**

DIRECTIONS

Postcode: **SP9 7AQ**

From the A303 join the A338 and follow this road into Shipton Bellinger. On reaching Shipton Bellinger, after approximately one mile turn left into Humber Lane, continue on for approximately 0.9 miles, passing Tidworth Park and Tedworth Park Polo Club, turn left past the Arcot pitches and join the Bulford Road, after approximately 0.5 of a mile having past the Golf Club, turn left onto Humber Lane, take next left where you will find Lime Tree Cottage 852 Home Farm then on your left.

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SPECIALISTS**

**COUNTRY
& VILLAGE**