

Martins, Coombe Bissett
Wiltshire



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An elegant Grade II listed early 19th-century village home, exhibiting classic Georgian proportions with early Regency influences, situated in the heart of a sought-after Chalk Valley village.

Martins is a handsome period home combining traditional elegance with extensive accommodation, providing 2,768 sq ft of living space arranged over two main floors, supplemented by a useful cellar. The property retains an abundance of original character, including sash windows with external shutters, feature fireplaces and a distinctive wrought-iron veranda, offering a spacious and versatile home in a sought-after village setting.

The ground floor accommodation flows from a welcoming reception hall, giving access to two well-proportioned reception rooms: a sitting room and separate family room, both with fireplaces. Adjacent to the family room is a good-sized dining area with access to the garden, which flows into the impressive open-plan kitchen and breakfast room, forming the heart of the home. Bathed in natural light from a large roof lantern and multiple skylights, the kitchen features a traditional AGA and central island, with stone-tiled flooring extending through the adjoining spaces. A sixth bedroom with en suite shower room, separate cloakroom and utility room on this level provide excellent flexibility for guests, home working or multi-generational living.

On the first floor, the accommodation is equally generous, comprising five bedrooms. The principal bedroom is a particularly spacious suite, characterised by vaulted ceilings, skylights and useful eaves storage. Two large family bathrooms complete the first floor.

The property is approached through decorative wrought-iron gates set within a traditional flint and stone wall, leading to a spacious driveway providing ample parking and an integral garage. The exterior is defined by a handsome veranda with ornate ironwork, providing a sheltered spot overlooking the well-maintained front garden. To the side, a stone-flagged terrace provides an ideal setting for outdoor dining and entertaining, alongside level lawns bordered by mature hedging and established planting. Located in the heart of Coombe Bissett, the property enjoys a peaceful village setting within easy reach of the amenities and wider attractions of Salisbury.

2,768 sq ft (257 sq m) | Freehold
3 reception rooms | 6 bedrooms
3 bathrooms | Integral garage | Garden | Village

Guide price £795,000

Location

The property is in Coombe Bissett, a sought after village in the Chalke Valley, approximately four miles south of Salisbury. The village offers a shop and post office, popular pub and primary school, while Salisbury provides an extensive range of shops, cafés, restaurants, cultural attractions, leisure facilities and services. The surrounding countryside is ideal for walking, cycling and riding. Educational provision includes well regarded independent schools such as Godolphin, Chafyn Grove and Salisbury Cathedral School, alongside selective state options including Bishop Wordsworth's and South Wilts Grammar. Salisbury railway station provides direct services to London Waterloo, with road connections via the A36 and A30 offering convenient access to Southampton, Winchester and the South Coast.

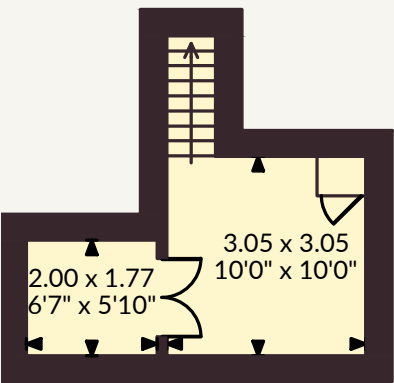
Postcode region: SP5

General

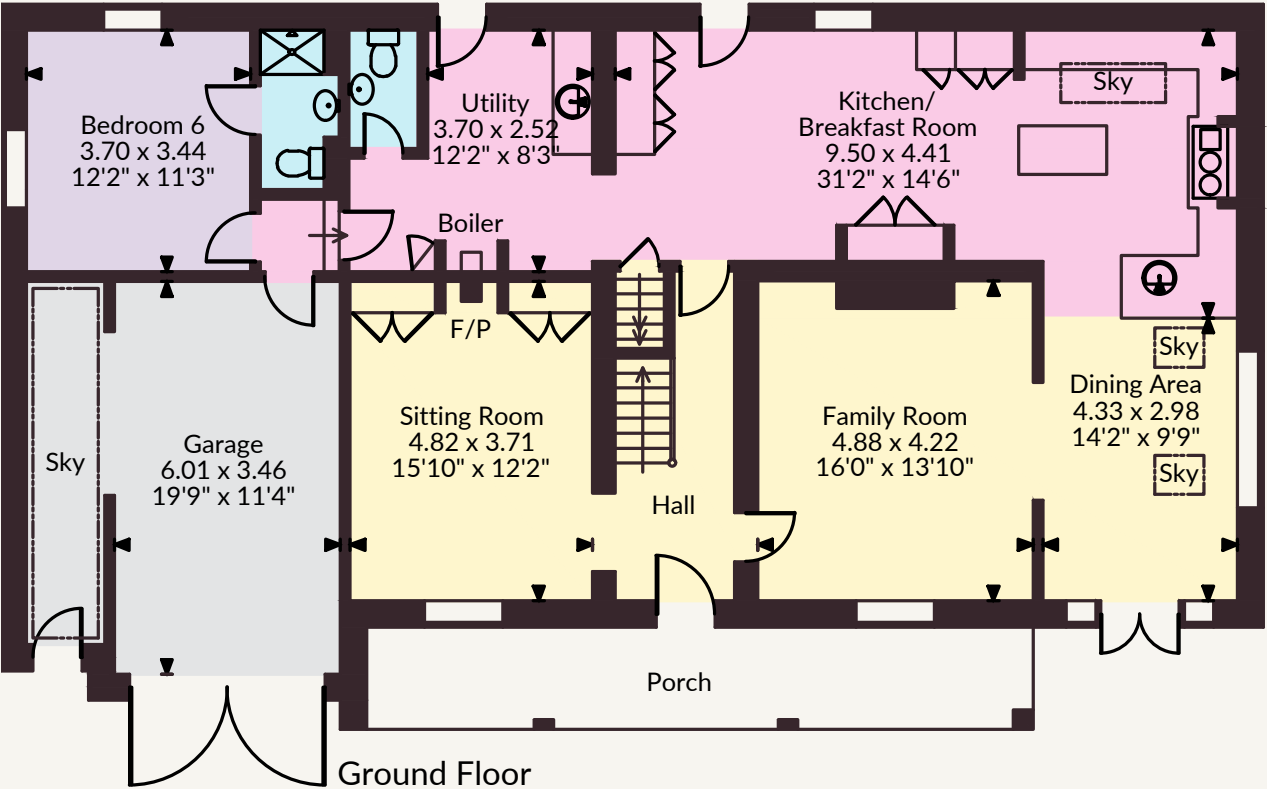
Local Authority: Wiltshire Council
Services: Mains water, electricty, private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.
Council Tax: Band D
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



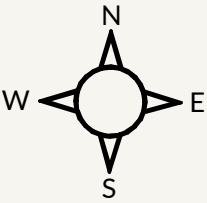
Martins, Coombe Bissett, Salisbury
Main House internal area 2,768 sq ft (257 sq m)
Garage internal area 305 sq ft (28 sq m)
Total internal area 3,073 sq ft (285 sq m)



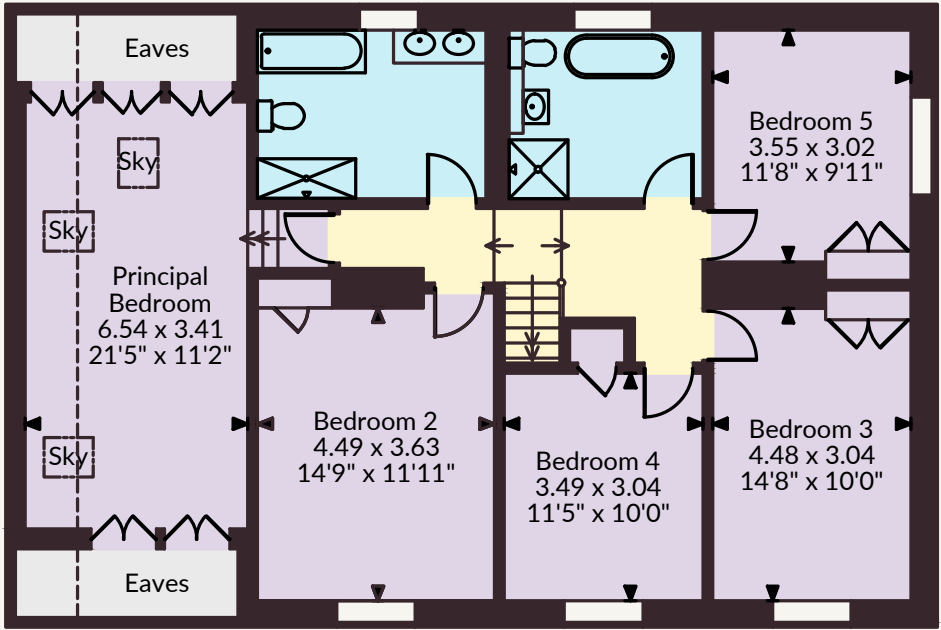
Cellar



Ground Floor



Salisbury
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First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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Particulars prepared August 2026



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