



The Cottage On The Bank

Ebbesbourne Wake, Salisbury

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A wonderful period detached cottage with garden office located in the heart of a sought-after Wiltshire village

An attractive double-fronted property, sensitively combining quality fixtures and fittings with a wealth of period features. It is located in the Cranborne Chase National Landscape, opposite the village pub and near to local and city centre amenities and train stations, one with journey times to London Waterloo of around 80 minutes.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



GARDEN WITH SEPARATE OFFICE



FREEHOLD



VILLAGE



2,355 SQ FT



**GUIDE PRICE
£1,250,000**

The property

The Cottage On The Bank is a beautifully presented family house offering 2,355 sq ft of light-filled accommodation arranged over two floors. Configured to provide a practical and characterful living and entertaining environment, it sensitively combines modern amenities and elegant décor throughout with casement glazing, exposed wall and ceiling beams and original fireplaces.

The accommodation flows from a welcoming reception hall with a feature open fireplace and stairs rising to the first floor. Doors lead to a stunning and most elegant drawing room with stone flooring and a further feature open fireplace flanked on each side by bespoke storage and book shelving, and French doors lead out to the side terrace. A useful study lies off the hallway, whilst a further doorway leads through to the fabulous kitchen/dining room. This particular living space certainly represents the 'hub' of the houses and features a stunning brick herringbone designed flooring which runs through to the utility/boot room, cloakroom and rear hallway.

The kitchen area boasts a range of bespoke base units, wooden work surfaces, a Belfast sink, an Everholt cast iron stove, modern integrated appliances, a front aspect window seat and ample space for a sizeable kitchen table. Steps also lead down to a front aspect sitting/family room. The utility room is also fitted with a range of bespoke units and has a stable door opening to the rear terrace, whilst the side hall features a cloakroom and door to the integral garaging.

On the first floor, a generous landing with space for a sitting area or study area gives access to the property's four bedrooms, one vaulted, and to a family bathroom with bath and separate shower. The dual aspect principal bedroom and an adjacent bedroom both benefit from lovely en suite shower rooms.







Outside

Having plenty of kerb appeal, the property sits behind mature hedging at the foot of a bank from which it takes its name. It is approached over a gable end tarmac driveway providing private parking and giving access to the integral double garage and side entrance. A pedestrian gate opens to a low-maintenance gravelled front garden. The wraparound garden has been completely remodelled and is predominately laid to lawn with gentle terracing. The mature garden is bordered by some mature planting, hedging and trees. It features numerous seating areas, a weatherboarded home office with cloakroom, a gravelled rear terrace incorporating a paved covered seating area with built-in seating, and a paved gable end terrace, the whole ideal for entertaining and al fresco dining.

Location

The Chalke Valley village of Ebbesbourne Wake sits near the head of the Ebbles Valley at the heart of the Cranborne Chase National Landscape, a dark sky reserve. It has a church, village hall and pub. Further

shopping, medical and educational facilities are available in nearby Broad Chalke village. Salisbury and Shaftesbury provide more extensive amenities. Local sporting facilities include numerous horse racing and golf courses, fishing on the Avon, Test and outlying chalk streams, and watersports on the south coast. Transportation links are excellent: buses link the village to Salisbury and Shaftesbury, the A36 and inter-connecting A303 give access to the motorway network, and Tisbury and Salisbury stations (6.0 and 12.2 miles respectively) offer regular services to London Waterloo, from Salisbury in around 80 minutes.

Airports can be found at Bournemouth, Southampton, Bristol and Heathrow.



Distances

- Broad Chalke 3.6 miles
- Tisbury 6 miles
- Salisbury 10.6 miles
- Shaftesbury 14.8 miles

Nearby Stations

- Tisbury
- Salisbury

Key Locations

- Salisbury (Historic Cathedral City)
- Cranborne Chase ANOB
- Southampton (university, airport & port city)
- New Forest National Park
- Stonehenge

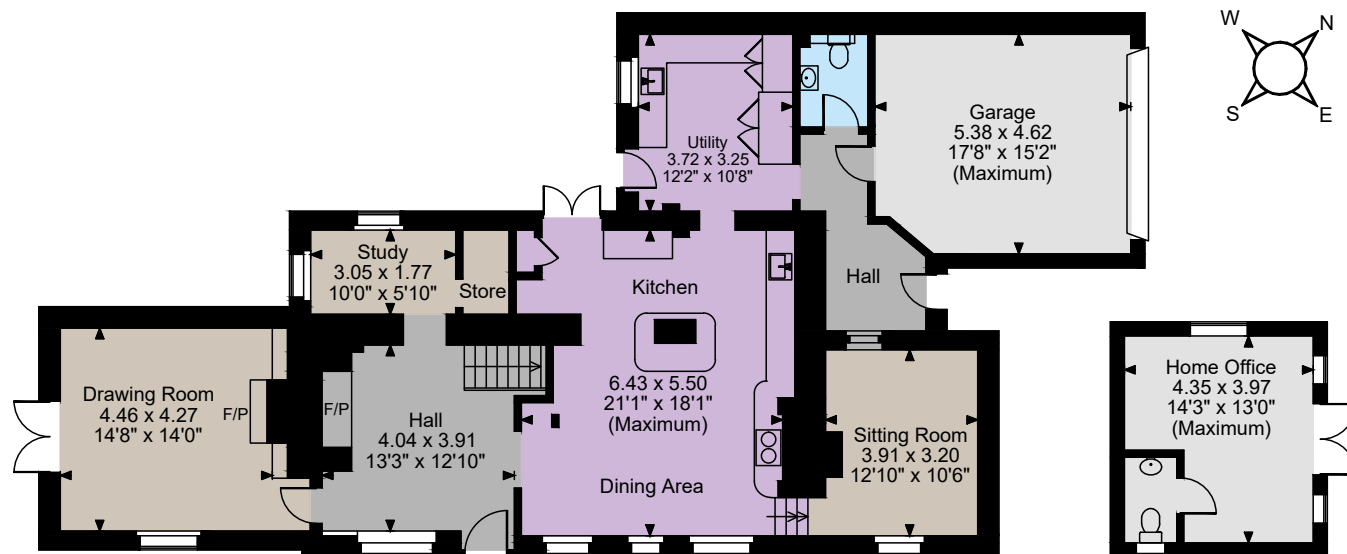
Nearby Schools

- Broad Chalke Primary School
- Bishop Wordsworth's Grammar School for Boys
- South Wilts Grammar School for Girls
- Chaffyn Grove
- Godolphin
- Port Regis
- Salisbury Cathedral School
- Sandroyd

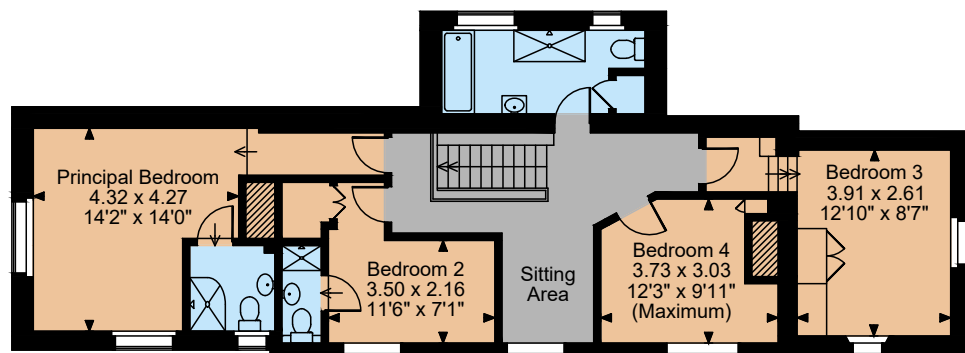








Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

Main House internal area 2,355 sq ft (219 sq m)

Garage internal area 261 sq ft (24 sq m)

Home Office internal area 186 sq ft (17 sq m)

Total internal area 2,802 sq ft (260 sq m)

Directions

SP5 5JQ

what3words: ///copycat.goats.consented - brings you to the property

General

Local Authority: Wiltshire Council

Services: Mains electricity and water. Private drainage. Oil fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

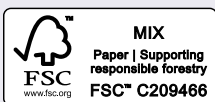
Salisbury

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