



Flamstone Cottage










31 Flamstone Street, Bishopstone, Salisbury

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive thatched cottage with generous garden and picturesque views located in a sought-after village

A fine brick built four bedroom cottage, surprisingly unlisted. The property features neutral decor to all main reception room as well as a wealth of exposed wooden beams, the whole combining to provide an elegant and cohesive living and entertaining environment. It is located in a popular Chalke Valley village.

 3 RECEPTION ROOMS	 4 BEDROOMS	 2 BATHROOMS
 GARAGE	 GARDEN	 FREEHOLD
 VILLAGE	 2,230 SQ FT	 GUIDE PRICE £935,000



The property

Flamstone Cottage is an attractive white painted brick-built cottage offering more than 2,200 sq ft of light-filled, flexible and characterful accommodation arranged in an L-shaped configuration over two floors. The property provides an ideal family and entertaining space and sensitively combines modern amenities with a wealth of period features including a thatched roof, casement glazing and exposed beams.

The ground floor accommodation flows from double doors opening to a rear reception hall with a useful fitted utility room/cloakroom. The house enjoys a large L-shaped split-level sitting room forming two distinct reception areas, one having a well-proportioned, inter-connecting front aspect study with built-in office furniture and the other having French doors to the rear terrace, both areas benefitting from feature fireplaces with woodburning stoves, one flanked on each side by bespoke storage.

The ground floor accommodation also features a dual-aspect kitchen equipped with a range of wall and base

units, wooden worktops, an Aga, modern integrated appliances, and a walk-in pantry. The kitchen has a door to the driveway opens to a glazed Amdega garden room with French doors opening onto the terrace and large picture windows offering stunning views of the rear garden and the countryside beyond.

A staircase rises from the sitting room to a generous first floor landing with useful storage, giving access to the principal (with open views) and two further bedrooms, two with built-in wardrobes, as well as to a family shower room (with underfloor heating) with separate cloakroom. A separate staircase from the reception hall gives access to a second landing with doors to a second entrance to bedroom 2 and to the property's remaining double bedroom and a modern family bathroom with freestanding bath and separate shower.







Outside

Having plenty of kerb appeal, the property is approached through a five-bar gate over a block-paved side driveway providing private parking, giving access to the detached garage and external store (neighbouring the kitchen) and with a pedestrian gate to the terrace. The generous enclosed rear garden is laid mainly to lawn bordered by well-stocked flower and shrub beds and features a generous wraparound paved terrace, ideal for entertaining and al fresco dining, the whole enjoying stunning views over surrounding countryside including a scenic lake, fed by the River Ebble.

Location

Located on the county boundary with Hampshire in the Ebble (Chalke) valley, Bishopstone is a very popular and historic village with a church, village hall, pub with restaurant and Throope Down, a Site of Special Scientific Interest. Nearby Broad Chalke has a village store with Post Office and community hub and café together with a primary school, sports club, doctors, pub with restaurant, church and village hall.

Further shopping is available in nearby Wilton, while the cathedral city of Salisbury offers independent and high street stores, shopping centres and extensive leisure and cultural facilities.

The area is renowned for its field sports, with racing at Salisbury, Wincanton and Newbury, golf at Rushmore and South Wilts and a range of water sports on the nearby south coast. Communications links are excellent: the A303 links to the M3, M25, London and the West Country, and Salisbury station offers a mainline service to London Waterloo in around 90 minutes.

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



Distances

- Broad Chalke 1.9 miles
- Wilton 4.7 miles
- Salisbury 6.6 miles
- Tisbury 10.4 miles
- Winterslow 13.4 miles
- Southampton 28.7 miles
- Bournemouth 29.9 miles
- Bath 41.9 miles

Nearby Stations

- Salisbury

Key Locations

- Salisbury (historic cathedral city)
- Stonehenge
- Wilton House
- New Forest National Park
- Cranborne Chase National Landscape
- Southampton (university city)

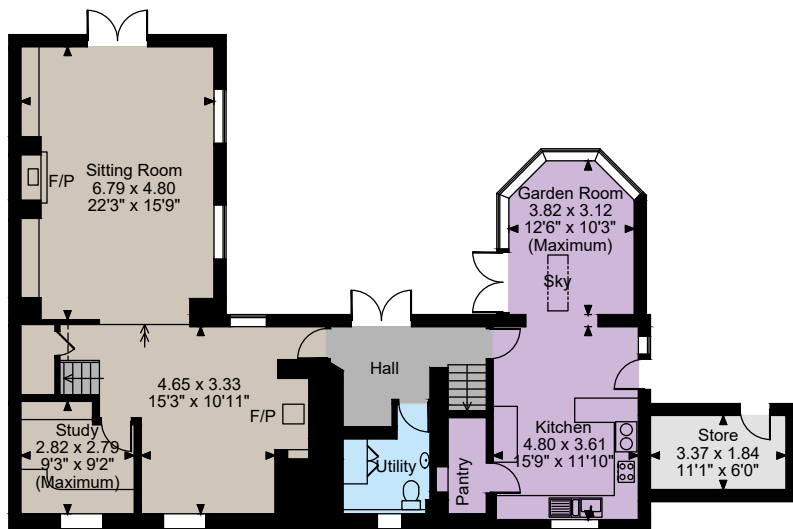
Nearby Schools

- Broadchalke CE Primary School
- Coombe Bisset Primary School
- Burgate Secondary School
- Trafalgar Secondary School
- Bishops Wordsworth Grammar School for Boys
- South Wilts Grammar School for Girls
- Chafyn Grove
- Godolphin
- Leehurst Swan
- Salisbury Cathedral School
- Sandroyd
- Port Regis

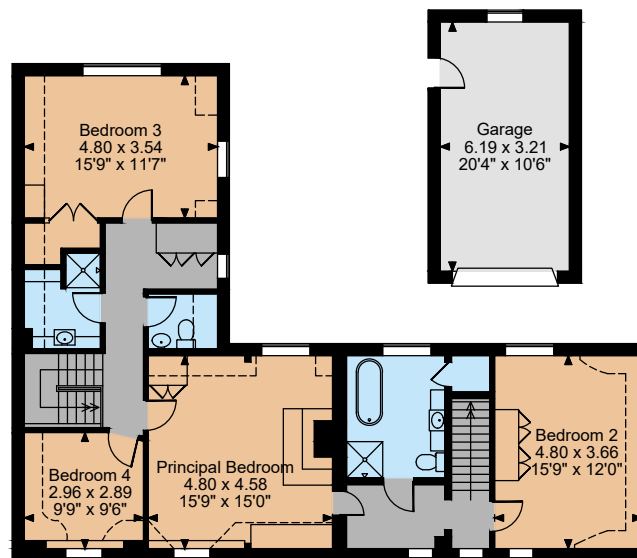








Ground Floor



First Floor

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

□ □ □ Denotes restricted head height

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Floorplans

House internal area 2,238 sq ft (208 sq m)

Garage internal area 214 sq ft (20 sq m)

Store internal area 67 sq ft (6 sq m)

For identification purposes only.

Directions

SP5 4BZ

///what3words: hamsters.repelled.plugs - brings you to the driveway

General

Local Authority: Winchester 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 F

EPC Rating: D

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

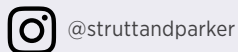
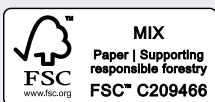
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