



Chalke Valley Trout Farm










Knowle Green, Bowerchalke

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A detached bungalow with significant outbuildings set in the sought-after Chalke Valley

Previously a productive Trout Farm, the property currently comprises a single story dwelling, a range of useful outbuildings, self-contained office (potential annexe), fresh water ponds, boreholes with extraction licences and an additional strip of land with water and further ponds in total about 6.87 acres.

	2 RECEPTION ROOMS		5 BEDROOMS		2 BATHROOMS
	PRIVATE PARKING		ABOUT 6.87 ACRES		FREEHOLD
	RURAL		2,008 SQ FT		GUIDE PRICE £785,000



The property

Chalke Valley Trout Farm was previously a productive commercial trout hatchery, however, although now redundant, the property offers a number of potential uses subject to any relevant planning consents required.

On the site lies a substantial, five-bedroom, detached bungalow offering over 1,660 sq ft of accommodation which is subject to an Agricultural Occupancy Tie - Details available on request - as well as an extensive range of outbuildings offering further space, including a large office with shower and WC.

Outside

The property is approached via a seven-bar gate and a sweeping concreted driveway flanked by stock-fenced pasture, providing private parking areas to both the front and rear of the main house. The formal gardens are laid mainly to level lawn—at the front, interspersed with specimen trees and featuring a raised garden

pond, and at the rear, including a small terrace accessible from the sitting room, which leads to an attached timber-framed workshop. Arranged predominantly around a rear courtyard, the trout farm includes a large outbuilding incorporating an annexe with a wooden-floored kitchen/sitting room and an office with shower room, a feed store, a second store and a workshop.

Additional outbuildings include a pump room, pump house, generator, brick-built store, a 37-foot open-sided tractor store (available by separate negotiation), extensive hatcheries with troughs, external tanks, further external troughs, and several earth ponds for on-growing, all fed by boreholes. The entire holding is screened by mature trees and enjoys far-reaching views over the surrounding rolling countryside.







Location

Located to the south-west of Salisbury, the Chalke Valley village of Bowerchalke sits at the heart of the Cranborne Chase National Landscape and has a church, village hall and cricket club.

Broad Chalke has a community village shop with Post Office and tearoom, GP surgery, pub and well thought of primary school.

Salisbury, Shaftesbury and Wilton provide comprehensive shopping, service, leisure and recreational amenities with a choice of public, private and grammar schools available.

The area's sporting facilities include racing at Salisbury, Wincanton and Newbury, golf at Rushmore and South West Wilts, fishing on the Avon, Test and outlying chalk streams and water sports on the south coast.

Communications links are excellent, a regular bus service runs through the valley, while the A36 and inter-connecting A303 give access to the M3, M4, M27 and motorway network. Nearby Tisbury station (9.0 miles) offers regular services to London Waterloo.

Airports can be found at Bournemouth, Bristol and Southampton.

Distances

- Broad Chalke 2.0 miles
- Tisbury 9.8 miles
- Salisbury 10.6 miles
- A303 12 miles
- Shaftesbury 14.8 miles
- Southampton 32.5 miles

Nearby Stations

- Tisbury
- Salisbury

Key Locations

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

Nearby Schools

- Broad Chalke Cof E Primary School
- Bishop Wordsworth's Grammar School for Boys
- South Wilts Grammar School for Girls
- Chafyn Grove
- Godolphin
- Leehurst Swan
- Salisbury Cathedral School









Floorplans

Main House internal area 1,661 sq ft (154 sq m)
Annexe internal area 347 sq ft (32 sq m)
Outbuildings internal area 2,572 sq ft (239 sq m)
Total internal area 4,580 sq ft (425 sq m)
For identification purposes only.

Directions

SP5 5BQ

what3words: ///noodle.advances.niece - brings you to the property

General

Local Authority: Wiltshire Council

Services: Mains electricity, private water (borehole), private drainage and oil fired central heating. Please contact the office for further information regarding the borehole. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

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

Council Tax: Band E

EPC Rating: D

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

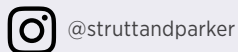
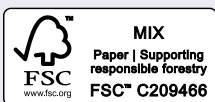
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41 Milford Street, Salisbury, Wiltshire SP1 2BP

01722 344010

salisbury@struttandparker.com
struttandparker.com

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