












# Berry Barn

North Street, Broad Chalke, Salisbury, Wiltshire



## A link-attached three/four bedroom barn style home, located in the Cranborne Chase National Landscape

An attractive part-weatherboarded property, sensitively combining quality fixtures and fittings and elegant décor with period features. It sits in a no through road in a sought-after Wiltshire conservation area, near to village and city centre amenities and train stations, one with journey times to London Waterloo of around 80 minutes.

 <b>1 RECEPTION ROOMS</b>	 <b>3/4 BEDROOMS</b>	 <b>2 BATHROOMS</b>
 <b>DOUBLE GARAGE</b>	 <b>GARDEN</b>	 <b>FREEHOLD</b>
 <b>VILLAGE</b>	 <b>1,793 SQ FT</b>	 <b>GUIDE PRICE £710,000</b>



### The property

Berry Barn is an attractive part-weatherboarded home offering 1,793 sq ft of light-filled, flexible accommodation arranged over two floors. Thoughtfully designed to provide a cohesive living and entertaining environment, the property offers quality fixtures, contemporary sanitaryware, elegant décor, and features such as casement windows and exposed beams on the upper floor. The property is set in a quiet location, adjoining a stream, the property lies within level walking distance of the village shop, public house, church and Drs Surgery.

Enjoying Karndean flooring, the ground floor accommodation flows from a welcoming reception hall with a useful cloakroom and stairs to the first floor. It comprises an L-shaped sitting room with a feature curved wall, full-height glazing, an exposed brick fireplace with woodburning stove and French doors to the rear terrace. The reception hall opens into an L-shaped, re-fitted, dual aspect kitchen, family and dining room. The front aspect kitchen has a range of Quaker-style wall and base units,

an island with breakfast bar, complementary work surfaces and splashbacks, a double Belfast sink and modern integrated appliances. It opens on one side into a family area with French doors to the terrace, configurable to the purchasers' own requirements, and on the other into a dining area with full-height glazing, space for a sizeable table and a door to a fitted utility room with doors to the terrace and the integral double garage.

On the first floor a generous landing with useful storage gives access to the bedroom accommodation. It provides an impressive, vaulted dual aspect principal bedroom with a feature curved wall, exposed A frame beams, full-height glazing, a freestanding bath and an en suite shower room, together with a family shower room and two further double bedrooms, both with Velux glazing and one with a vaulted inter-connecting dressing room/bedroom 4 currently used as a study/ music room.





## Outside

Set on a quiet no-horough lane and having plenty of kerb appeal, the property is approached over a shared driveway and gravelled forecourt providing private parking for multiple vehicles and giving access to the integral link-attached double garage which benefits from internal double doors opening to the rear garden. The enclosed south west facing garden to the rear is laid mainly to lawn bordered by well-stocked flower and shrub beds and mature hedging. It features a paved terrace accessible from the sitting room, family area and utility room, ideal for entertaining and al fresco dining.

## Location

The Chalke Valley village of Broad Chalke enjoys a strong sense of community and sits at the heart of the Cranborne Chase National Landscape and has a church, village hall, shop/Post Office/tearoom/village hub, GP surgery, pub, sports centre and well regarded primary school.

Salisbury, Wilton, Tisbury and Shaftesbury provide

comprehensive shopping, service, leisure and recreational amenities. There is a wide range of private, state and grammar school options in the area.

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

Transportation links are excellent: the A30, A36 and A303 give access to the M3, M4, M27 and motorway network, and Tisbury and Salisbury stations (8.4 and 8.9 miles respectively) offer regular services to the West Country and London Waterloo, from the latter in around 90 minutes.

There are airports at Bournemouth, Southampton, Bristol and Heathrow.



## Distances

- Wilton 6.3 miles
- Salisbury 8.5 miles
- Tisbury 8.6 miles
- Shaftesbury - 12.7 miles

## Nearby Stations

- Salisbury
- Tisbury

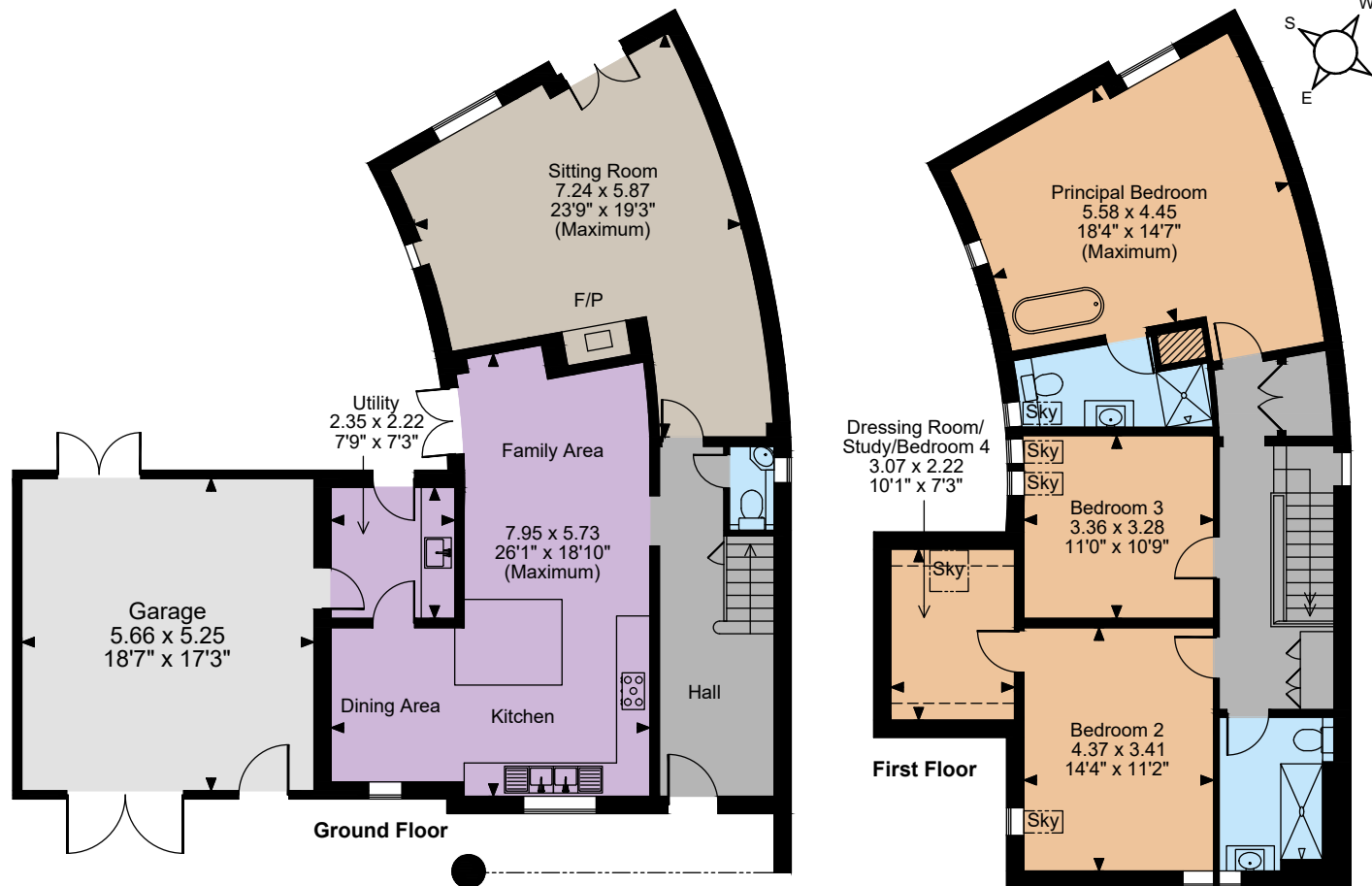
## Key Locations

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

## Nearby Schools

- Broad Chalke Primary School
- Coombe Bissett School
- Trafalgar School
- Burgate School
- Bishop Wordsworth's Grammar School for Boys
- South Wilts Grammar School for Girls
- Chafyn Grove
- Godolphin
- Leehurst Swann
- Port Regis
- Salisbury Cathedral School
- Sandroyd





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

□ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 1,793 sq ft (167 sq m)

Garage internal area 317 sq ft (29 sq m)

Total internal area 2,110 sq ft (196 sq m)

For identification purposes only.

## Directions

SP5 5EN

what3words: ///writing.torches.trombone - 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: D

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

Agent's note: The vendor of this property is connected to an employee of Strutt & Parker.

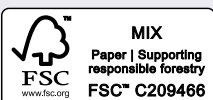
## Salisbury

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