

Sun Cottage, North Street,  
Broad Chalke



Strutt  
& Parker

Land and property. Since 1885.



2,306 sq ft (214 sq m) | Freehold  
4 reception rooms | 4 bedrooms | 3 bathrooms  
Garden | Annexe | Off road parking | Village

Guide price £925,000

An attractive village home, offering a wealth of character detail and period charm showcased in both the main house and the pretty annexe, with delightful gardens and a pool

With its captivating appearance and symmetrical sash windows, Sun Cottage offers immediate visual appeal. Internally, it is far from being a cottage. Period features are thoughtfully combined with carefully considered modern additions in this substantial home, well suited to contemporary living.

The elegant presentation is apparent on entry, with a generous dining hall with elm flooring and intricately carved Georgian fireplace leading to three principal reception areas, each offering a comfortable and versatile arrangement. Features including attractive fireplaces, exposed timbers and brickwork, together with parquet flooring, contribute to the property's inherent character.

A subtle change in level leads through to the kitchen/breakfast room, well designed for everyday living and entertaining, with an Aga, island unit, panelled cabinetry, wooden worktops, a Belfast sink and space for informal dining. Beyond, a boot room leads to a useful utility room, shower and cloakroom facilities, together with doors to the garden, woodshed and workshop.

The first floor provides four double bedrooms, including a principal bedroom with en suite facilities, in addition to a family bathroom, with a split-level landing adding interest to the layout.

Further accommodation is found within a charming annexe wing, which forms part of the sheltered courtyard around the heated pool. This has been carefully designed to provide a kitchen and sitting area with a shower room and double bedroom. This building also incorporates a plant room and an additional store room.

The gardens form a particular feature of the property, having been thoughtfully landscaped to create a series of distinct areas. Pathways meander through well-stocked borders, with a sheltered terrace positioned around the heated swimming pool, ideal for outdoor seating. Additional features include a paved seating area, a timber arbour, a natural pond with rockery planting, a greenhouse, storage and a dedicated kitchen garden area, all set amongst an established collection of shrubs, perennials and mature trees.

Off street parking for multiple vehicles is provided to the front of the property, where planting enhances the overall setting.

NB: Planning permission has been granted for a two story extension to extend the downstairs living accommodation and add a principal en-suite with dressing area on the first floor (Wiltshire Council: PL/2025/02650).

## Location

The sought-after Chalke Valley village of Broad Chalke offers a strong sense of community and a range of everyday amenities within a level walking distance, including a village shop with post office and tearoom, and a public house. The village also benefits from a church, GP surgery, well thought of Primary school, village hall and sports ground. The area is famed for the yearly Chalke History Festival.

The cathedral city of Salisbury lies approximately 8 miles to the east, offering a comprehensive selection of shopping, dining and cultural facilities, with a mainline railway station with direct services to London Waterloo. Wilton (3 miles) enjoys a good range of day to day facilities.

The surrounding area is particularly well regarded for its choice of independent schooling, including Godolphin, Chafyn Grove, Salisbury Cathedral School, Sandroyd and Port Regis. Communications are excellent, with access to the A354 and A30, connecting to the wider road network. Airports can be found at Bournemouth, Southampton and Bristol.

The nearby countryside provides an abundance of walking, riding and outdoor pursuits with both The New Forest and Cranborne Chase National Landscape close by.

Postcode region: SP5

## General

Local Authority: Wiltshire Council

Services: Mains electricity, gas and water. Private drainage.

We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

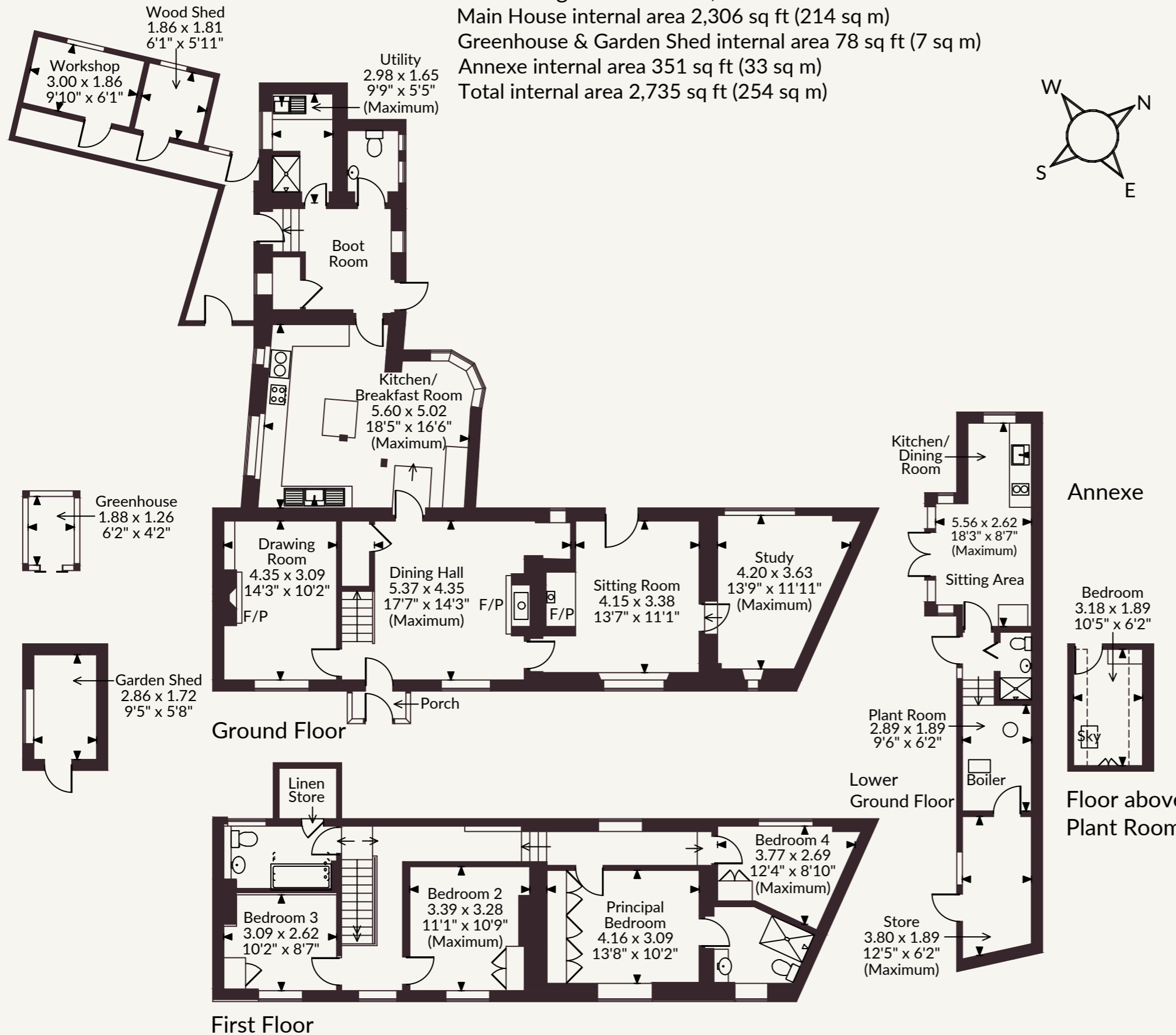
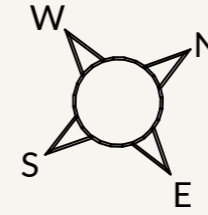
Council Tax: Band G

EPC Rating House: F Annex: E

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Sun Cottage North Street, Broad Chalke  
 Main House internal area 2,306 sq ft (214 sq m)  
 Greenhouse & Garden Shed internal area 78 sq ft (7 sq m)  
 Annexe internal area 351 sq ft (33 sq m)  
 Total internal area 2,735 sq ft (254 sq m)



**Salisbury**

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