



Sunny Cottage

The Marsh, Broad Chalke, Salisbury, Wiltshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A detached 3 bedroom cottage located in the Cranborne Chase National Landscape

An attractive double-fronted thatched family home, sensitively combining quality fixtures and fittings with a wealth of period features. It is located on the fringes of a sought-after Wiltshire village, near to local amenities and a mainline train station, journey times to London Waterloo of around 90 minutes.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



OFF STREET PARKING



GARDEN



FREEHOLD



VILLAGE LOCATION



1,447 SQ FT



**GUIDE PRICE
£625,000**



The property

Sunny Cottage is an attractive double-fronted, period property, sensitively extended by the vendors to offer more than 1,400 sq ft of accommodation arranged over two floors. Designed to provide a practical and cohesive living and entertaining environment, the cottage combines modern amenities, quality fixtures and fittings and elegant neutral décor throughout with period features including a thatched roof, casement glazing and an original fireplace with bread oven. Occupying a secluded location with an attractive outlook, the property is also conveniently located for the village services.

The accommodation flows from a weatherboarded entrance porch with stable door opening, as is usual in properties of this age, directly into a corridor leading to the sitting room and kitchen. Dual aspect, the sitting room has exposed wooden flooring and a stone inglenook fireplace with an original bread oven and a modern woodburning stove. At one end of the room, a door opens to a front aspect study/bedroom with an angled rear wall. There is a separate W/C and a

spacious dual aspect kitchen/breakfast room which has quarry-tiled flooring, a range of country-style wall and base units, a walk-in store, Belfast sink, complementary wooden work surfaces, tiled splashbacks, with an inglenook recess with a range cooker, modern integrated appliances, space for a sizeable table and French doors opening to the rear terrace.

A wooden staircase rises from the kitchen/breakfast room to a generous first floor landing with useful storage and space for additional furniture. It gives access to three well proportioned, part-vaulted double bedrooms, the principal with built-in storage, together with a wooden-floored family bathroom with a freestanding rolltop bath and separate shower enclosure.



Outside

The property sits in a charming spot, adjacent to watercress beds, for which the area is renowned. Set behind mature hedging and an area of level lawn with plenty of kerb appeal, the property is approached over a block-paved side driveway providing private parking. Double wooden gates open to a further block-paved parking area and the garden beyond. The garden is of a manageable size and is laid mainly to level lawn bordered by some mature planting and hedging. It features an angled, useful outdoor store, a block-paved seating/dining area and a terrace accessible from the kitchen/breakfast room, ideal for entertaining and al fresco dining.

Location

The Chalke Valley village of Broad Chalke sits at the heart of the Cranborne Chase National Landscape and has a church, village hall, shop with Post Office and tearoom, GP surgery, popular pub and well thought of primary school. Salisbury, Wilton and Shaftesbury provide comprehensive shopping, educational,

recreational and leisure amenities. There is also a village stores in Coombe Bissett (5.7 miles).

The area is famed for the yearly Chalke History Festival which draws attendees from far and wide. The local 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 watersports on the south coast.

Transportation links are excellent: the A36 and inter-connecting A303 give access to the M3, M4, M27 and motorway network, and Tisbury and Salisbury stations (7.9 and 9.7 miles respectively) offer regular services to London Waterloo, from the latter in around 90 minutes.

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



Distances

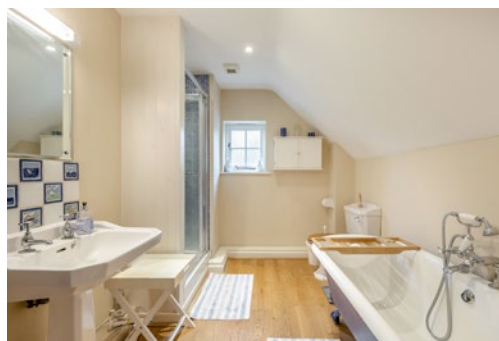
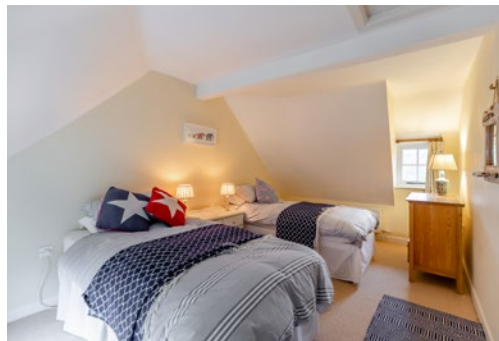
- Wilton 7.2 miles
- Tisbury 8.2 miles
- Salisbury 9.0 miles
- Shaftesbury 13.3 miles

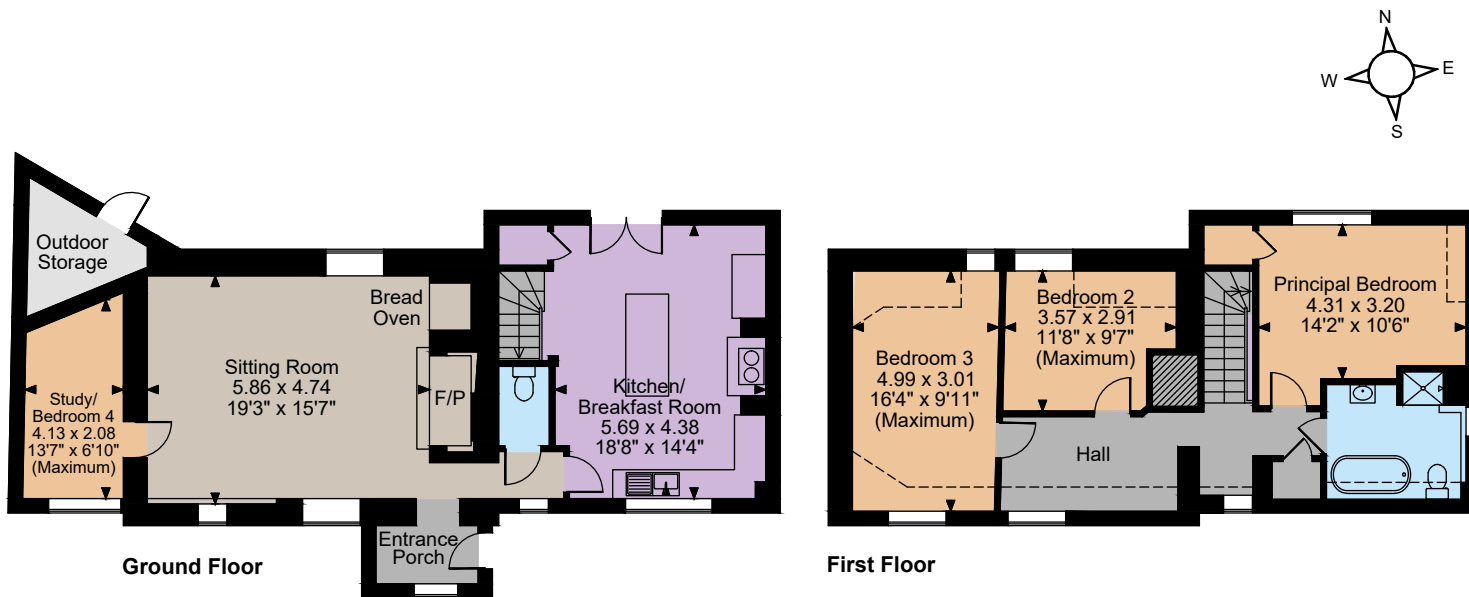
Nearby Stations

- Salisbury
- Tisbury

Nearby Schools

- Broad Chalke Primary School
- Burgate School
- Bishop Wordsworth's Grammar School for Boys
- South Wilts Grammar School
- Chafyn Grove
- Godolphin
- Leehurst Swann
- Salisbury Cathedral School





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 1,447 sq ft (134 sq m)

Outbuilding internal area 45 sq ft (4 sq m)

Total internal area 1,492 sq ft (139 sq m)

For identification purposes only.

Directions

SP5 5HJ

what3words: ///secondly.keep.removable - brings you to the property

General

Local Authority: Wiltshire Council

Services: Mains electricity and water, private drainage. Centrally heated

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

Council Tax: Band E

EPC Rating: E

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

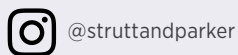
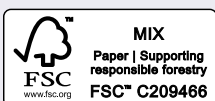
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