

HOME OF DISTINCTION



Broad Chalke



## The Paddock



## Broad Chalke SP5 5HA

### FAMILY HOME WITH 2 SMALL PADDOCKS IN THE CHALKE VALLEY

- Hall • Attractive Grounds Extending to 0.75 Acres
- Sitting Room • Family Room/dining room • Study
  - Kitchen/Breakfast Room • Utility
- Downstairs Cloakroom • 5 Bedrooms
  - 3 Bathrooms

**£825,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		66
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## The Property

Nestled in the picturesque Chalke Valley village of Broad Chalke is Mulberry Farmhouse, an extended period family residence with paddocks abutting the River Ebbles.

The village of Broad Chalke is situated to the south west of the City of Salisbury and benefits from good travel links to the south west or London via the A303. Salisbury has a train station with regular routes to Cardiff and London Waterloo.

Broad Chalke itself has a village store/Post Office, an excellent village school, public house and a popular village hall. Within a reasonable distance are a number of highly regarded state and private schools and the medieval city of Salisbury has a number of supermarkets, high street chains along with independent traders.

On entering the property you will note its light and airy feel along with its stylish interior design. The formal sitting room has an open fireplace with Adam style surround and a pair of doors leading directly to the garden. The dining room/family room also has doors to the garden along with a feature wood burning stove.

A true feature of this property is the kitchen/breakfast room with its range of country kitchen style units, gas fired AGA, separate electric cooker, integrated dishwasher and ample space for an American style fridge/freezer and full size family dining table. There is a stable door from the front and a double doors that also open into the garden.

Other ground floor accommodation comprises a utility room, well proportioned study and a downstairs cloakroom.

The property is heated via oil central heating, has double glazing through out and is presented to a very good standard.

## The River Ebbles

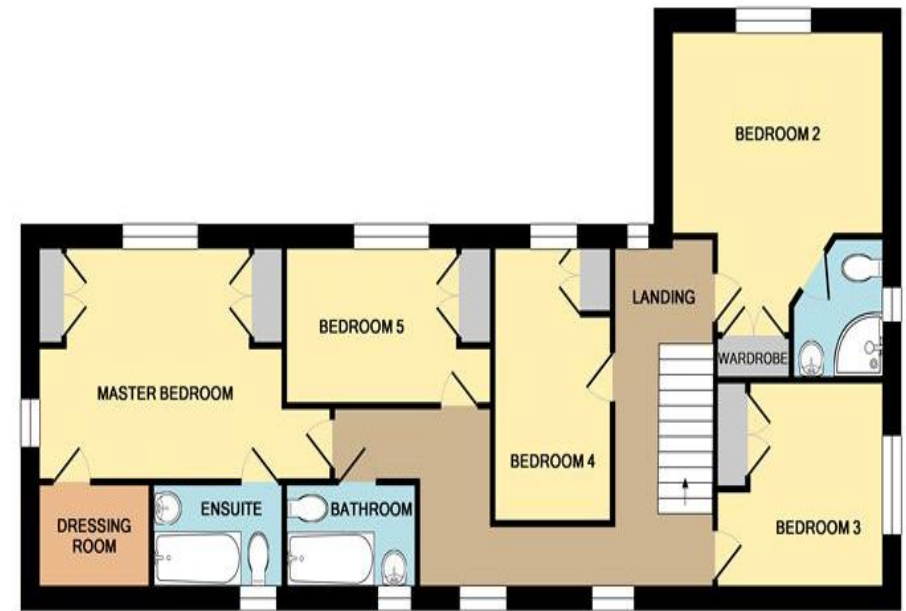


The first floor comprises a master suite which incorporates a walk-in wardrobe and further range of built-in wardrobes, dual aspect windows that take in the rural view and a modern re-fitted en-suite bathroom. There are 4 further bedrooms all of good proportions and all benefiting from a range of built in wardrobes. Bedroom 2 also has an en-suite shower room facility whilst the other 3 bedrooms are served by a modern re-fitted family bathroom.

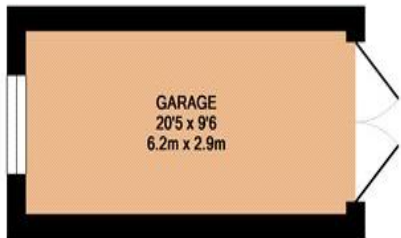
Externally the property has a substantial gravel driveway with ample parking along with a detached single garage. The formal gardens extend across the rear and side of the property. There is a substantial patio abutting the house which is ideal for al fresco entertaining. To the side of the property there is a further expanse of lawn ideal for either a veggie patch or children's play area. Adjacent to the gardens are 2 small fenced paddocks together with an area of copse which is located on the banks of the River Ebble. Beyond the boundaries are open farmer's fields, and public footpaths which offer ease of access to the nearby watercress meadows and the village centre.

Internal inspection of this impressive family home is highly recommended.





1ST FLOOR



GROUND FLOOR

<b>Measurements</b>			
Sitting Room	5.04m (16'6) x 4.20m (13'9)	Master Bedroom	5.03m (16'6) x 4.65m (15'3)
Study	3.23m (10'7) x 3.03m (9'11)	Bedroom 2	5.03m (16'6) x 4.20m (13'9)
Dining/Family Room	6.01m (19'9) x 2.86m (9'5)	Bedroom 3	3.25m (10'8) x 3.03m (9'11)
Kitchen/Breakfast Room	5.03m (16'6) x 4.65m (15'3)	Bedroom 4	4.00m (13'1) x 2.27m (7'5)
Garage	6.20m (20'5) x 2.90m (9'6)	Bedroom 5	3.82m (12'6) x 2.36m (7'9)

This Floor Plan is for guidance only and is NOT to SCALE  
 Made with Metropix ©2016

Brochure prepared by Jamie Mant

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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### Directions

From Salisbury take the A345 towards Blandford. Once you reach Coombe Bissett turn right, sign posted Stratford Tony & Racecourse. Once you arrive in Broad Chalke pass through the village with the Queens Head on your right then continue through a steep right and left bend onto High lane and the property can be found ¼ mile along on the left.

**Agents Note:** Please note there are two public footpaths crossing the property which are well screened from the house and formal gardens.



The View

