



## Owl Cottage 1 Castle Hill

Ebbesbourne Wake, SP5 5JU

Asking price £410,000



A charming semi-detached cottage with beautiful gardens enjoying beautiful countryside views. Owl Cottage is a well proportioned two bedroom property which has been sympathetically restored, yet offers huge further potential (subject to consent). The property boasts a lovely array of character features which sit perfectly with modern refinements including modern kitchen/bathroom fittings, oil fired heating, and new private sewerage treatment plant. Owl Cottage enjoys a truly beautiful garden which wraps around two sides of the house with numerous areas and planting, the property also benefits from off-road parking for two cars. The setting and views can only be appreciated by a viewing, sitting in this lovely village nestled within the Chalke Valley. This is a rare opportunity to acquire such a charming characterful property in a stunning location, a viewing is essential.



## Directions

Proceed to Ebbesbourne Wake from Bishopstone following the road through the village. Bear left into Castle Hill where Owl Cottage can be found on your right.

## Part Glazed Front Door to:

### Entrance Hall

Stairs to first floor, radiator, tiled floor and panelled ceiling. Door to:

### Sitting Room 15'1" x 12'11" (4.6m x 3.95m )

Window to front and side aspect. Understair storage cupboard. Feature fireplace with tiled hearth and fitted log burner. Two radiators and wall lights.

### Kitchen/Dining Room 11'11" x 18'6" (3.65m x 5.65m)

Matching range of wall and base units with worksurface over. Inset electric ceramic hob, with extractor hood over and oven under. Space for washing machine, tumble dryer and fridge/freezer. Inset stainless steel sink unit with mixer tap over. Tiled splashbacks and floor. Double glazed window to rear with views, double glazed door and window to side. Floor mounted Grant oil boiler and radiator. Space for dining table.

### First Floor Landing

Window to rear aspect. Range of fitted linen cupboards.

### Bedroom One 14'5" x 11'11" (4.4m x 3.65m )

Double glazed windows to side and rear with beautiful views over the garden and countryside beyond. Exposed brick and stone wall, wall lights and radiator.

### Bedroom Two 18'0" x 8'10" reducing to 5'4" (5.5m x 2.71m reducing to 1.65m )

Twin windows to front aspect. Radiators and access to loft.

### Bathroom 8'0" x 9'6" (2.45m x 2.9m )

Modern white suite comprising WC, paneled bath, bidet, pedestal basin and corner shower enclosure with Mira electric shower. Tiled and 'wet wall' splashbacks, window to side, feature fireplace and radiator.

## Outside

To the front of the house is a small paved garden, enclosed by brick wall with path to the side. Double width driveway with parking for two cars and modern oil tank. The garden of Owl Cottage extends to the side and rear of the property. To the rear of the house is an area of lawn with gravel path and outside tap. Semi-detached outbuilding. To the side of the cottage is an extensive banked and terraced garden.

Numerous flower beds, borders, vegetable plots with network of gravel pathways. Mature apple trees, potting shed and greenhouse. Toward the far end of the garden is a subterranean recently installed sewerage treatment plant.

Greenhouse (3m x 2.5m) Aluminium frame.

Outhouse (2.9m x 2.8m)

Door to front and small window to rear. This structure does require some work.

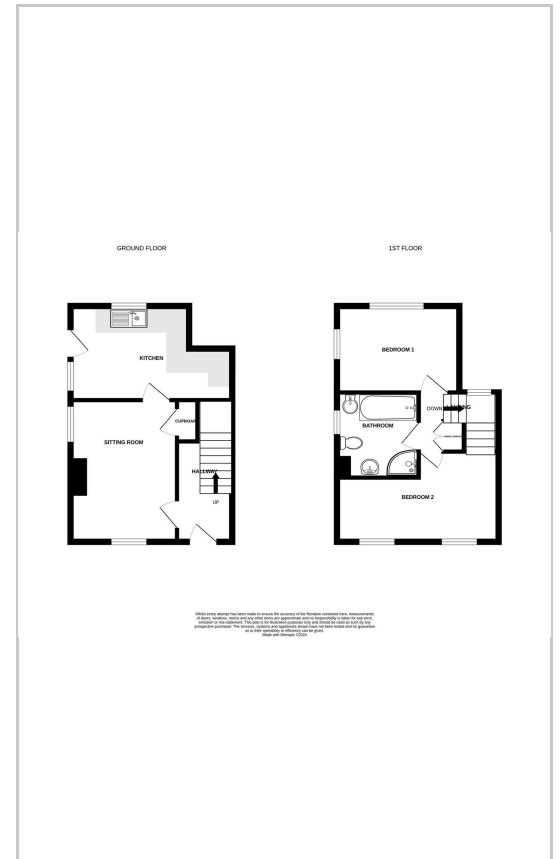
Potting Shed (3.7m x 2.65m)

Door and window to side, door to front. Power. To one side is a potting shed/coal shed.

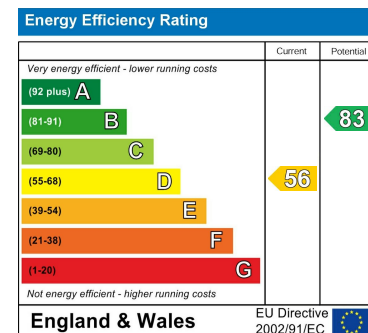
## Area Map



## Floor Plans



## Energy Efficiency Graph



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