



## Misselchalke Cottage

Bowerchalke, SP5 5DA

£599,950



An attractive detached house, set in approximately 1/4 of an acre, enjoying a superb setting in the heart of the Chalke Valley. The house was built around twenty five years ago of rendered elevations under a tile roof and has the benefit of oil fired central heating and double glazing. It is set in a large garden with garage and ample parking and there is great potential for extension if required. The house has marvellous views to the front, across the valley towards Marleycombe, and viewing is strongly recommended.



## Location

Bowerchalke is a lovely village with a church, hall and Chalke Valley Cricket Ground. It is surrounded by stunning countryside with many fabulous walks available. There is a good bus service through the village which runs from Shaftesbury, 10 miles, to Salisbury, 10 miles. The neighbouring village of Broadchalke has an excellent primary school, a doctors surgery, pub, church, recreation ground and village stores or hub.

## Directions

From Salisbury proceed out on the A354 Blandford road to Coombe Bissett. Turn right here and continue to Broadchalke. Turn left opposite the pub and follow the road round through the village and on to Bowerchalke. Proceed past the church on your left and on for a further half mile, then turn left signposted Woodyates and Misselchalke Cottage is the first property on the right.

## Reception Hall

Stairs to first floor. Radiator. Cloaks cupboard.

## Cloakroom

WC and wash hand basin.

## Sitting Room 14'7" x 11'1" (4.47m x 3.38m)

Open fireplace. 4 wall lights, radiator, doors to garden.

## Dining Room 11'8" x 9'4" (3.57m x 2.86m)

Doors to garden. Radiator.

## Kitchen/Breakfast Room 11'8" x 10'4" (3.58m x 3.17m)

Double bowl sink unit. Granite worktop, built in fridge, dishwasher, double oven, microwave and ceramic hob with extractor. Range of base and drawer units, wall cupboards, larder unit, breakfast bar.

## Utility Room

Single bowl sink, plumbing and drainage for washing machine, radiator, wall cupboards, door to side garden.

## Landing

Access to loft, airing cupboard, radiator.

## Bedroom One 14'7" x 11'8" (4.46m x 3.56m)

Radiator.

## Bedroom Two 11'6" max x 11'6" (3.53m max x 3.53m)

Radiator.

## Bedroom Three 15'3" x 8'2" (4.65m x 2.50m)

Wardrobe. Radiators.

## Bathroom

Panelled bath with hand held shower attachment, wash basin, WC, walk in shower cubicle, mirror fronted cabinet, part tiled walls.

## Garage 18'11" x 9'3" (5.78m x 2.83m)

Up and over door, electrics and work bench.

## Outside

Ample parking to the front and gravelled drive.

Lovely garden with lawns to the front and superb views to Marleycombe. Access on both sides to rear garden, mainly lawned with patio, tap and vegetable garden. Open fields to the rear.

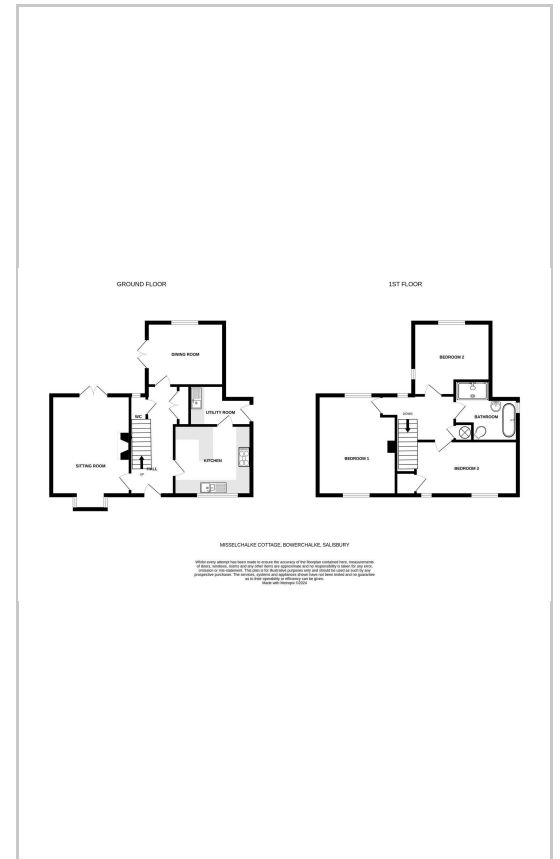
## Services

Mains water and electricity. Drainage to treatment plant.

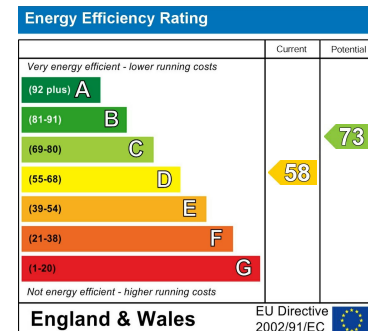
## Area Map



## Floor Plans



## Energy Efficiency Graph



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