

VENDITUM

RESIDENTIAL SALES

EST. 2004



2 Woodminton

Salisbury, SP5 5DD

£450,000



A charming Victorian cottage located in a quiet hamlet in the heart of the Chalke Valley. The house has the benefit of electric central heating and double glazing and has much of the original Victorian character as well as a magnificent ground floor extension. There is a lovely garden to the rear with superb rural views and a large garage nearby with ample parking. Bowerchalke has a church, village hall and the Chalke Valley Cricket Ground. There is a good bus service to Salisbury and Shaftesbury, both about eleven miles away. Nearby Sixpenny Handley has a shop, doctors surgery, butchers, primary school and hall. Broadchalke, three miles away, has a pub, recreation ground, hub, surgery, primary school and church.



Directions

From Salisbury proceed out on the A354 Blandford Road to Coombe Bissett. Turn right here, signposted Broadchalke and continue into the village turning left by the Queens Head. Follow the road round past the church on your right and continue into Bowerchalke. Proceed through the village until you come to a sharp right hand bend. Go round this and continue straight on to a gravelled drive. You will then come to 2 Woodminton on the right. The garage is 50 yards before the house with parking adjacent.

Lobby

Reception Hall

Stairs leading off.

Dining Room 12'5" x 10'6" (3.79m x 3.21m)

Tiled fireplace, electric radiator, understairs cupboard, shelving, further storage.

Kitchen 15'10" x 8'6" (4.84m x 2.61m)

Double bowl sink unit, good range of base and drawer units, electric AGA, built in dishwasher, built in fridge/freezer, wall cupboards, display units.

Sitting Room 22'11" x 13'8" (7.0m x 4.18m)

Efficient Alltech log burner, television point, picture window and sliding doors to rear garden, lovely views.

Study Area 11'9" x 9'0" (3.6m x 2.76m)

Storage cupboards, display units, door to garden, electric radiator.

Utility/Cloakroom

Single drainer sink unit, plumbing and drainage for washing machine, WC, range of storage cupboards.

Landing

Access to loft, electric boiler for hot water and part central heating.

Bedroom One 12'7" x 8'9" (3.86m x 2.68m)

Fireplace, two wardrobes, radiator.

Bedroom Two 10'5" x 8'2" (3.18m x 2.5m)

Fireplace, radiator.

Shower Room

Double shower cubicle, wash hand basin, WC, radiator.

Outside

Front garden with raised flower beds. There is a lovely rear garden with raised patio, steps down to lawn with shrubs, flower beds and wildflower/wildlife garden to rear. Superb rural views. Raised vegetable beds.

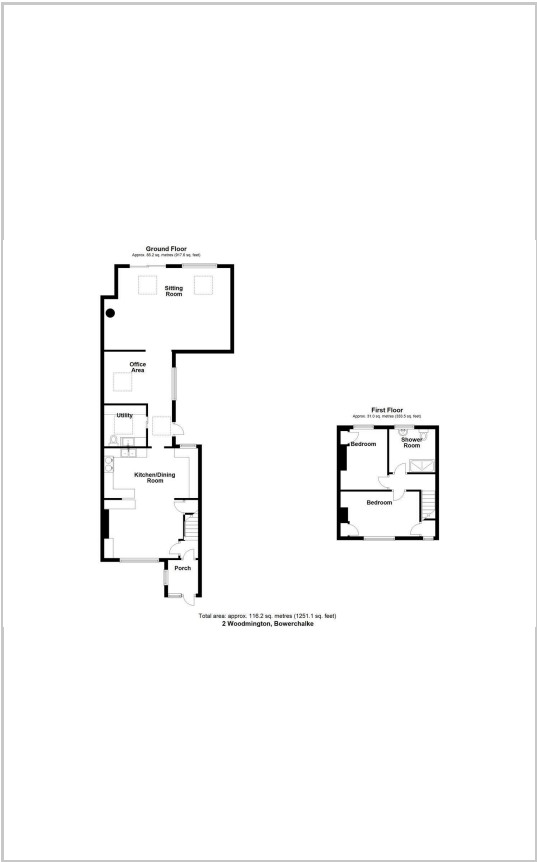
Garage (5.3m x 3.7m)

Timber construction with ample parking to the front. Log store to side.

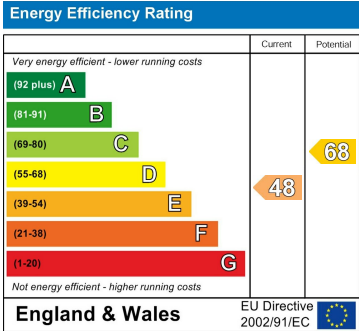
Area Map



Floor Plans



Energy Efficiency Graph



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