



Berwick St. John

£485,000

Mount Pleasant, Berwick St. John, Wiltshire, SP7 0HR

- Beautifully Presented, Perfectly Balanced Village Home
- Recently Re-furbished To A Very High Standard
- Quiet, Elevated Position Offering Stunning Countryside Views
- Highly Regarded Village On Wiltshire / Dorset Boarder
- Main Bedroom With Balcony ·Charming Sitting Room with Garden Access
- Superb High Specification Bathroom
- Gorgeous Private Garden With External Office / Summer House
- Plot of Approx. 0.2 of an Acre ·EPC: D

THE PROPERTY

Situated on a plot of approx. 0.2 of an acre, 1 Mount Pleasant has been tastefully refurbished throughout that now presents a perfectly composed home of contemporary presented spaces, coupled with original, characterful cottage features. Situated in an elevated position, in the ever-popular rural village of Berwick St. John, this home offers stunning views and a plethora of countryside walks from the doorstep. The beautifully presented accommodation includes an entrance porch, kitchen/dining room with open fire, cosy sitting room access into the garden, separate utility and WC, an office area, luxury bathroom, three bedrooms with the main offering a terrace off, providing the perfect opportunity to sit out on those summer evenings.

LOCATION

Berwick St John is a charming village mainly consisting of characterful cottages surrounded by Wiltshire’s finest undulating countryside. It is a particularly peaceful village with little in the way of traffic as well as offering the Church of St. John, a typically English Pub in the form of The Talbot Inn and a well-used Village Hall. Along with Rushmore Golf Club, a short drive away, also with a restaurant. Nearby Shaftesbury offers a wide range of amenities that include two supermarkets, a hospital, doctor’s surgery, post office, dentist, opticians and much more. In addition to this, Shaftesbury has a public swimming pool, art centre and a comprehensive set of recreational clubs. The town itself provides an excellent range of shops, cafés, restaurants, pubs and a sought-after hotel.

The town itself provides an excellent range of shops, café’s, restaurants, pubs and a sought-after hotel. The village benefits from strong communication links with the A303 not far away, giving access to London via the M3. The nearby village of Tisbury has a mainline railway station with a direct line to London Waterloo.

LOCAL AUTHORITY

Wiltshire Council tax, Band B.

TENURE

Freehold





OUTSIDE

The property is situated on a plot of approx. 0.2 of an acre, in an elevated position off of Water Street, where a pathway leads you up to the front door. The sunny, south/south easterly facing gardens are located to both the front and side of the property and have been landscaped to provide areas of lawn, along with a number of planted beds full of colour and life. There is a summer house with terrace, along with a further terrace off of the main bedroom, both strategically placed to make the most of the countryside views and sunshine throughout the different times of the year. In addition there is both a greenhouse, potting shed and garden shed.

SERVICES

The property is connected to mains water and electricity. Drainage is in the form of a shared septic tank with one other property. There is oil fired central heating, open fire in the dining area and a eco fuel fireplace in the sitting room.

PLANNING PERMISSION

The property benefits from the below planning permissions, granted in 2023 providing further potential for any purchaser: Erection of single storey rear extension, removal of external balcony stairs, erection of new flat roofed dormer to first floor bedroom and erection of detached garden room. PL/2023/05283 or PL/2023/05499.

VIEWINGS

Strictly by appointment, with Boatwrights.
01747 859 359.

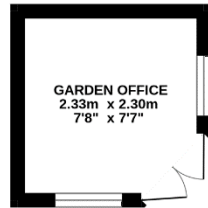
www.boatwrights.co.uk



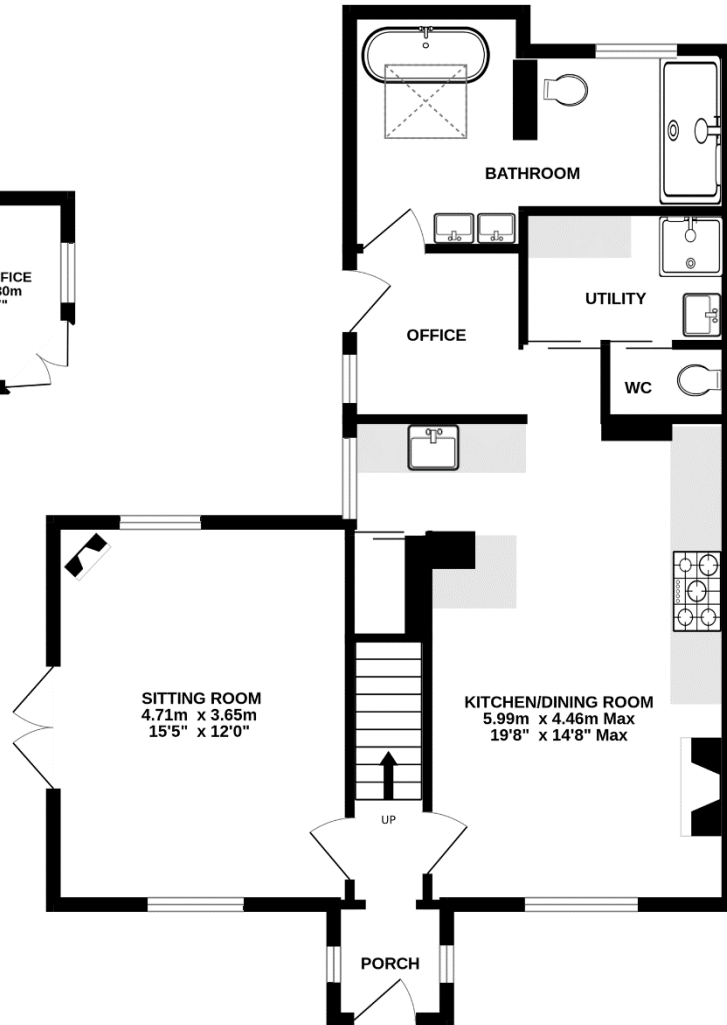
GROUND FLOOR
67.3 sq.m. (724 sq.ft.) approx.



GARDEN OFFICE
5.0 sq.m. (54 sq.ft.) approx.



GARDEN OFFICE
2.33m x 2.30m
7'8" x 7'7"



SITTING ROOM
4.71m x 3.65m
15'5" x 12'0"

KITCHEN/DINING ROOM
5.99m x 4.46m Max
19'8" x 14'8" Max

BATHROOM

UTILITY

OFFICE

WC

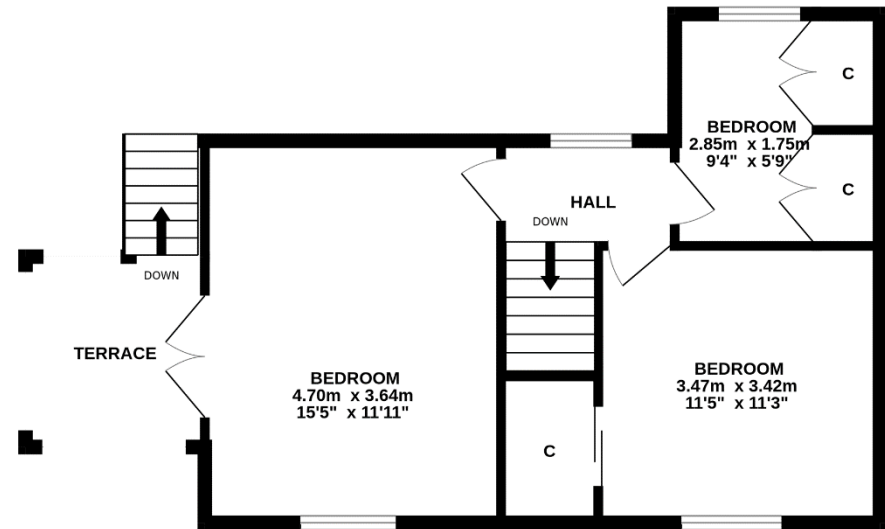
PORCH

TOTAL FLOOR AREA : 121.9 sq.m. (1312 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

1ST FLOOR
49.6 sq.m. (534 sq.ft.) approx.



BEDROOM
2.85m x 1.75m
9'4" x 5'9"

HALL

DOWN

DOWN

TERRACE

BEDROOM
4.70m x 3.64m
15'5" x 11'11"

BEDROOM
3.47m x 3.42m
11'5" x 11'3"

Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

27 March 2024