



CHILMARK

Boatwrights
Estate Agents



LABURNUM COTTAGE

The Street, Chilmark, Salisbury, SP3 5AU

Summary Of Accommodation

Charming 1700's Cottage in Pretty Nadder Valley Village | Double Aspect Sitting Room with Inglenook Fireplace | Open Plan Kitchen/Dining/Family Room | Three Bedrooms, Two Bathrooms - One Ensuite | Single Garage and Driveway Parking | Sunny Garden to the Rear | Well Located for Local Amenities | No Listed Building Status | No Onward Chain | EPC: F

The Property

Dating back to the 1740's, with a later extension, Laburnum Cottage is a charming property within the heart of the picturesque Nadder Valley village of Chilmark.

A highly attractive and well laid out cottage, constructed of local stone, it combines both characterful accommodation and a more contemporary open plan style. The property is well presented with the principal rooms enjoying lovely garden views. On the ground floor, a generous and bright entrance hall, with under stairs storage, leads to a spacious double aspect sitting room, with original beams and large inglenook fireplace. An open plan kitchen/dining/family room opens, via French windows, onto the patio and garden. There is a separate utility/boot room with outside access and a cloakroom.

Upstairs, is a master bedroom with ensuite, fitted wardrobes, useful airing cupboard and access to boarded loft space. Two further bedrooms and a family bathroom. There is ample storage space throughout.

Services: The property is connected to mains water, drainage and electricity. An oil fired Rayburn provides central heating and hot water systems.

Local Authority: Wiltshire County Council

Council Tax: Band F

Tenure: Freehold





Location

Chilmark is an exceptionally pretty village, which lies in the Cranbourne Chase Area of Outstanding Natural Beauty. There is a well-regarded primary school in the village, an enthusiastic cricket club, a 15th century pub, and historical church dating back to the 12th century.

The village is located 2.5 miles south of the A303, with excellent road links to London and the West Country and 3 miles from Tisbury with good rail connections to London Waterloo (110mins) and Exeter (105 mins).

Salisbury, 12 miles away, has a comprehensive range of shopping, leisure and entertainment facilities as well as a main line station to London Waterloo (85mins). There are also local buses to both Salisbury and surrounding villages.

Nearby Tisbury is the largest village in Wiltshire's Nadder Valley and benefits from an excellent range of facilities including a small supermarket, pharmacist, Post Office, garage/petrol station, a variety of independent retailers, pubs, restaurants and cafes. Other amenities include doctors' surgery, dental practice, library, leisure centre, recreation ground and community groups.

The villages of Hindon and Dinton, also close-by, have shops and Post Offices, as well as popular pubs offering high quality food.

Outside

The property is located on The Street, a quiet lane within the heart of the village. Access is via a private gravelled driveway, with parking for three cars, adjoining which is a detached single garage. A side gate leads to the sunny aspect rear garden which is mainly laid to lawn, with mature shrubs and planting, laurel hedge, ample patio space and a garden shed. Surrounded by climbing roses and wisteria, the entrance to the cottage is via a small front garden, bordered by box hedging.

Viewings

Strictly by appointment, only with Boatwrights.

Please do get in touch to ask us about our 'Safe Viewings Guidelines'.

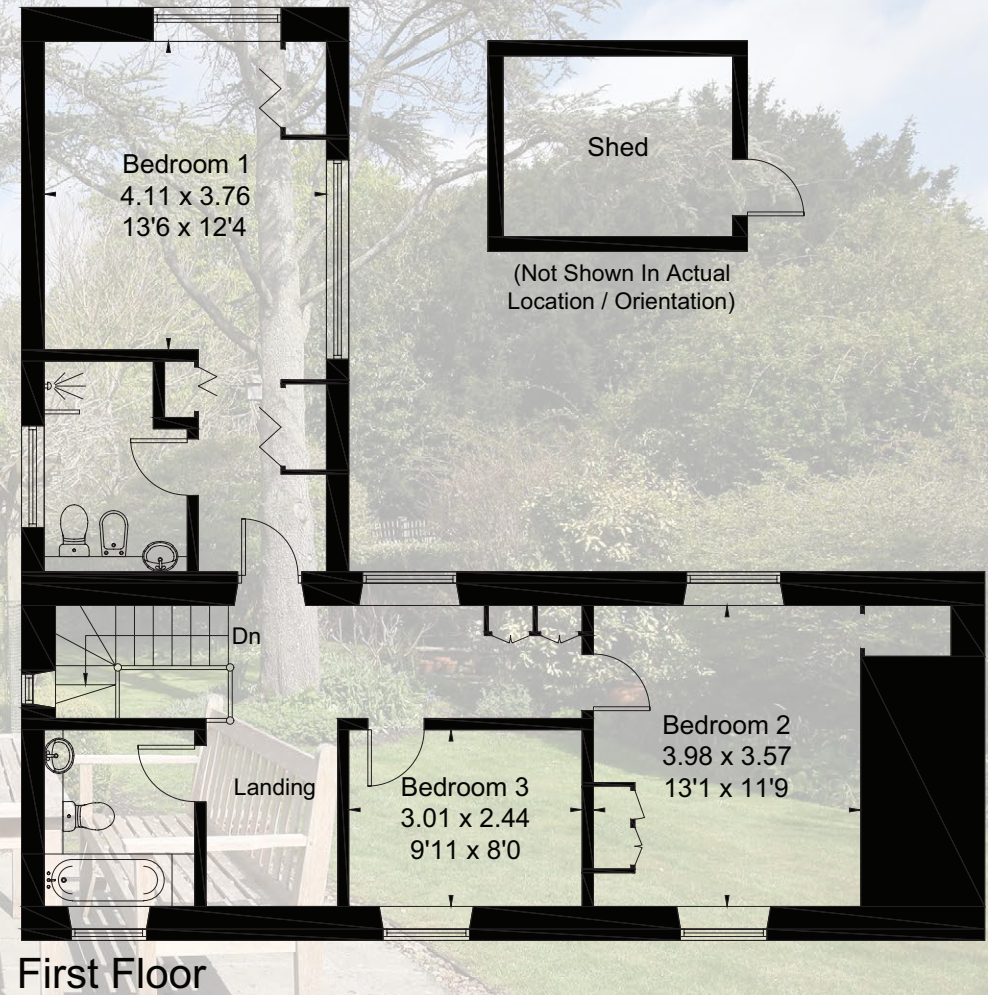
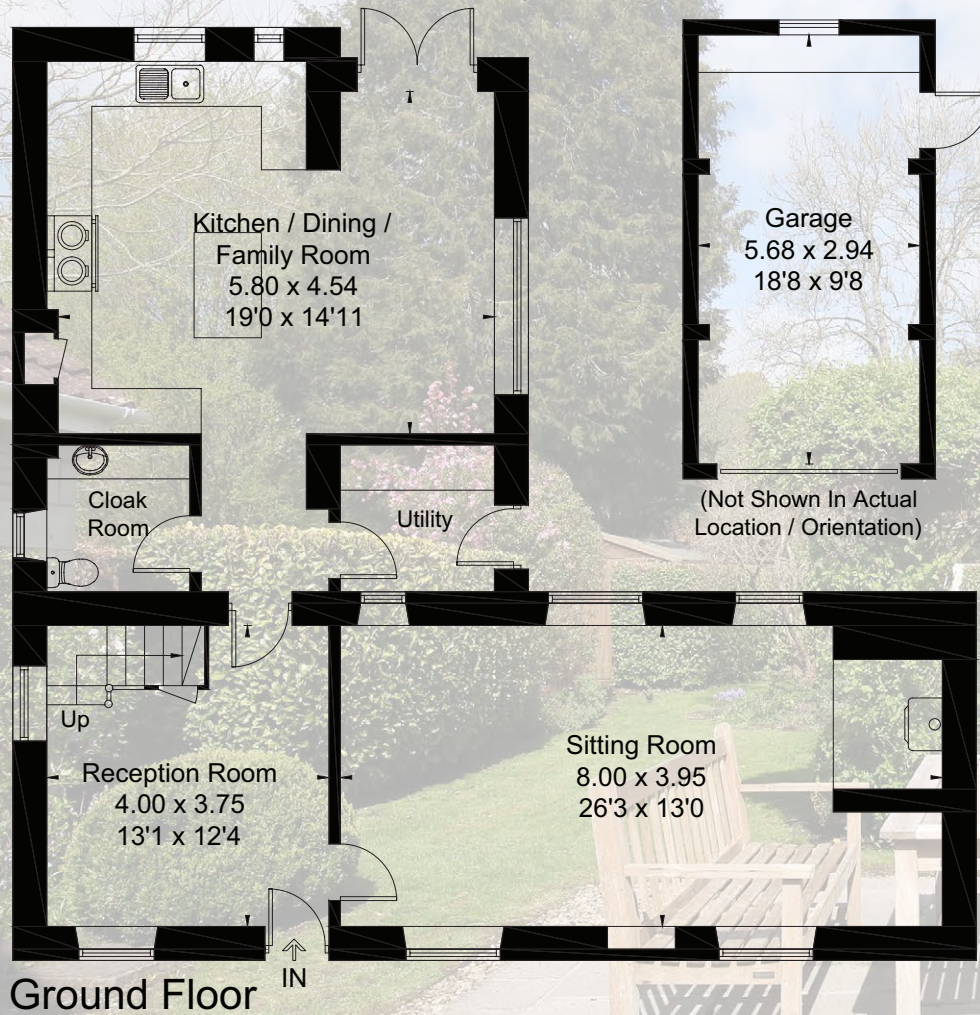
01747 859 359.

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Approximate Area = 168.3 sq m / 1811 sq ft
Garage = 16.8 sq m / 181 sq ft
Total = 185.1 sq m / 1992 sq ft
(Excluding Shed)



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. 11th May 2023

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