



SUNRISE

EBBESBOURNE WAKE, WILTSHIRE, SP5 5JP

Boatwrights
Estate Agents





SUNRISE

Ebbesbourne Wake, Wiltshire, SP5 5JP

Summary Of Accommodation

- Amazing Extended Semi-Rural Home In Attractive Chalke Valley Village
- Four Bedrooms & Three Bathrooms
- Fabulous 30ft. Kitchen / Dining Room With Sliding Doors Onto Sun Terrace
- Cosy Sitting Room
- Dual Aspect Main Bedroom With En Suite Facilities
- Stunning, Private & Landscaped Gardens
- Glorious Countryside Views
- Double Garage & Study / Home Office Above
- Ample Off-Road Parking
- EPC: Awaiting

The Property

Welcome, to the most impressive, Sunrise.

Offering over 2000 sq.ft. of flexible, high-quality accommodation arranged over two floors all of which is located within Wiltshire's stunning Chalke Valley.

The current Owners have completed a total refurbishment of the property as well as a fabulous two storey extension to present the most fantastic countryside home.

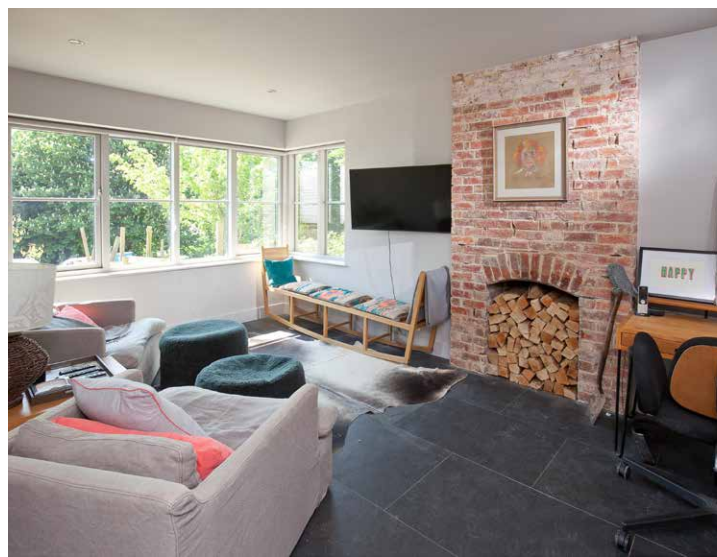
Sunrise boasts several wonderful rooms and features throughout and demonstrates quality, well thought out spaces from top to bottom.

The main rooms include an impressive 30ft. Kitchen/ Dining Room as well as a dual aspect main bedroom with a spacious en suite and a very useful, large utility room with direct access to the garden.

Tenure: Freehold

Services: Sunrise is connected to mains water and electricity. There is also an oil fired central heating system as well as private drainage in the form of a Septic Tank.

Local Authority: Wiltshire Council, Band B.





Location

Ideally situated within the small and unspoilt village of Ebbesbourne Wake, at the western end of the Chalke Valley within the Cranborne Chase National Landscape and Area of Outstanding Natural Beauty. The village has a Church, St John the Baptist, that dates back to the 13th Century, a well renowned family run public house (The Horseshoe Inn), an active village hall and thriving village community. Nearby, the village of Broad Chalke offers a comprehensive range of village amenities including a highly regarded primary school, post office and stores, church and doctors' surgery and the annual internationally renowned Chalke Valley History Festival.

More extensive amenities can be found approximately 12 miles away at the beautiful Cathedral City of Salisbury, the iconic North Dorset Saxon hill top town of Shaftesbury is 10 miles and Tisbury, with its eclectic shops, mini-supermarket, deli and butcher, is a convenient 6 miles.

The surrounding area boasts numerous excellent schools, both private and state, including Sandroyd, Salisbury Cathedral School, Chafyn Grove, Godolphin, along with Bishop Wordsworth's, South Wilts Grammar Schools and Shaftesbury School.

Communication links are excellent with a choice of trains from Tisbury, 6 Miles (London Waterloo 1hr 45mins), Tisbury (Exeter St Davids 1hr 36mins) and Salisbury, 12 Miles (London Waterloo 1hr 30mins) and easy access to A30 and beyond.

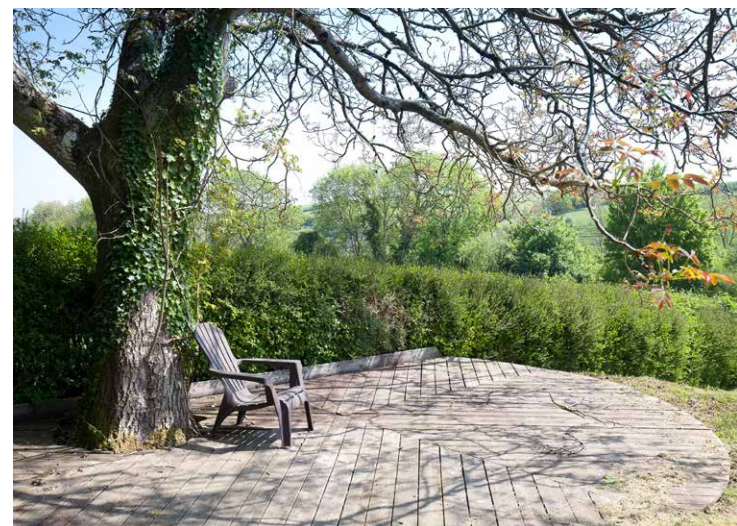
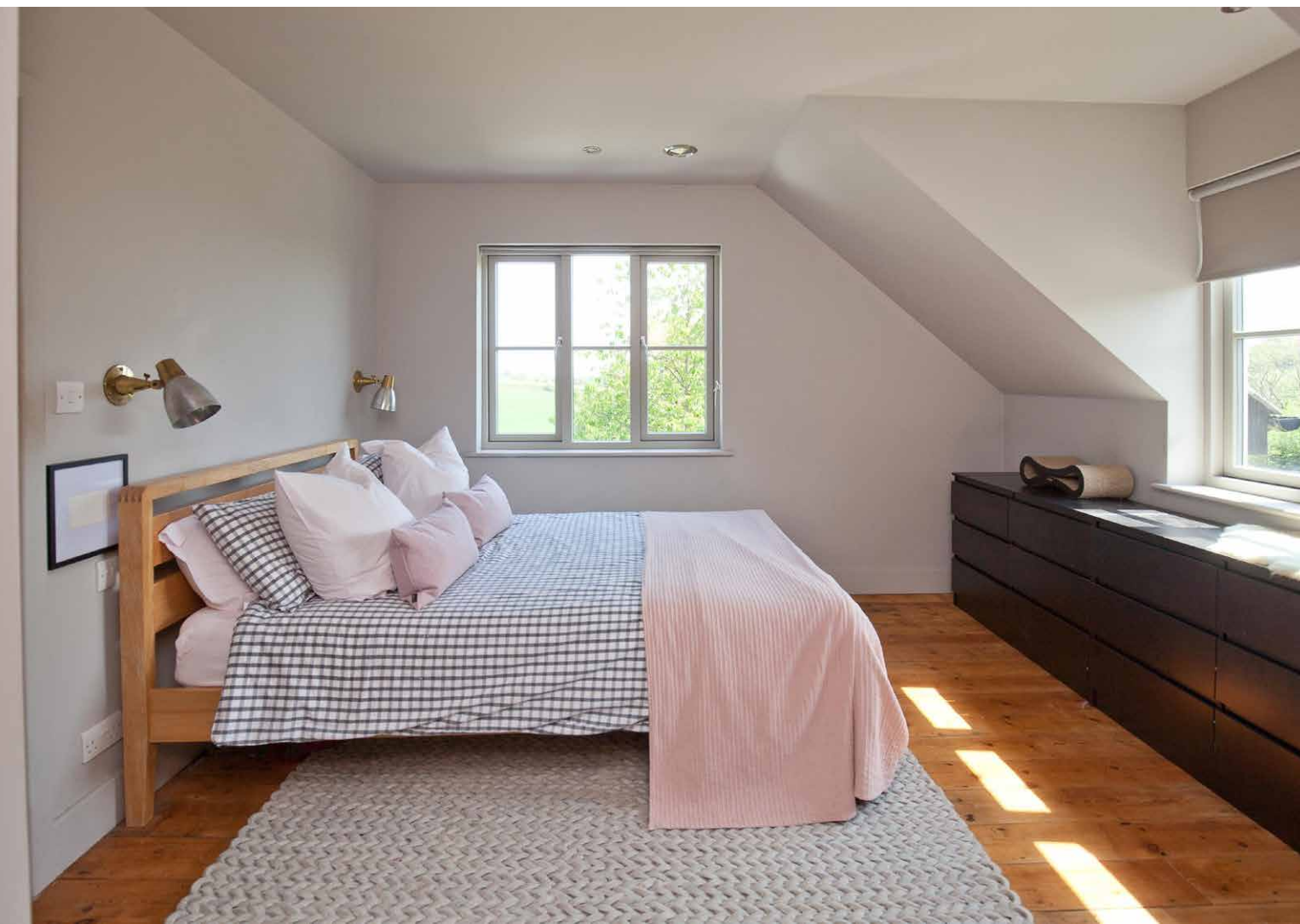
Outside

The gardens at Sunrise continue to same theme of quality, well thought out colourful spaces and seating areas that have been carefully planted and planned by an award winning Royal Botanic Gardener.

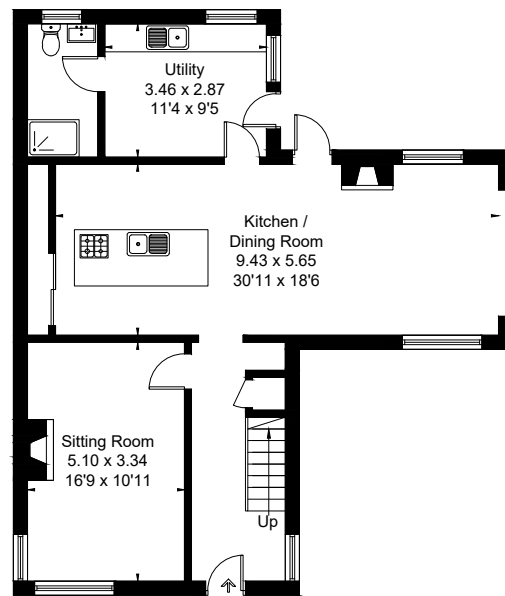
With areas of established lawn, carefully selected specimen trees as well as a planting and vegetable beds, those with 'green fingers' have got plenty to get involved with.

The views to the south of the undulating countryside and simply breathtaking and the raised decking area at the very rear of the garden is just the perfect spot to enjoy your peaceful surroundings.

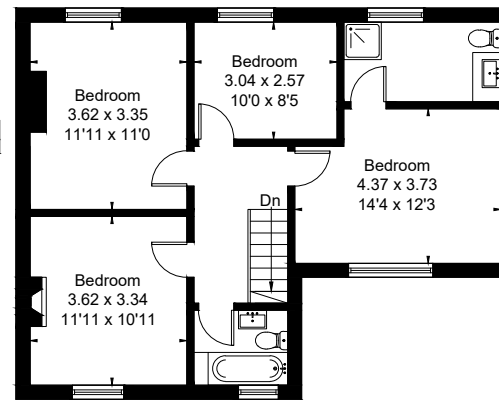
In addition is ample off-road parking for several cars as well as a double garage with purpose-built office/study room above for those looking for home working.



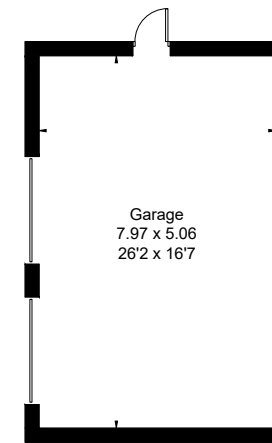
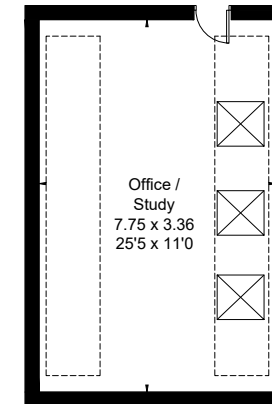
Approximate Floor Area = 213.5 sq m / 2298 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Boatwrights Estate Agents Ltd

Registered in England No. 9514957 High Street Tisbury Wiltshire SP3 6LD
Tel 01747 859359

Email tisbury@boatwrights.co.uk

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. DAY MONTH 2019