

# Sorrel Cottage, South Street, Broad Chalke, SP5 5DN

A charming, Grade II listed, period home set in this highly popular location within the Chalke Valley, with exceptional local school, public house and shop. The property sits in about one-third of an acre of private grounds with fields to rear and has planning permission for wonderful extensions to side and rear to create a magnificent family home.

- Period Cottage
- Approximately 1/3rd of an acre garden
- Planning for superb extension
- Four Bedrooms
- Two Reception Rooms
- Highly Sought After Village
- Shop, Pub and Excellent School
- Parking and Garage

Guide Price £625,000















Proposed South Site Elevation



Proposed North Site Elevation

# About The Property

to create a magnificent family home.

which then opens to a cloakroom with low level WC, hand basin and heated towel rail. cupboards and drawers beneath, wall mounted point and ample off-road parking. cupboards, single drainer ceramic sink with mixer tap, The property owns the bank on the other side of the built-in oven with four ring gas hob over, space and road. plumbing for dishwasher, breakfast bar, door to rear porch, door to garden. Off the kitchen is a utility room/larder with sink and space and plumbing for a washing machine. On the first floor is a large double

A charming, Grade II listed, period home set in this aspect bedroom with ceiling beam, wooden highly popular location within the Chalke Valley, with floorboards, two built-in wardrobes. Off the landing is exceptional local school, public house and shop. The a bathroom with panel bath, WC and hand basin, property sits in about one-third of an acre of private cupboard housing lagged hot water tank and grounds with fields to rear and has planning immersion heater, further shelved cupboard. There is permission for wonderful extensions to side and rear a further double aspect bedroom wash basin on this floor. Stairs lead from the landing to the second floor where there are two further bedrooms with wooden The cottage is reached via a covered entrance porch floorboards, exposed beams and lovely views to the with outside light and glazed door into the hallway rear. There is a shower room with an electric shower,

and wash hand basin with cupboard below. The sitting The property sits on a widening plot offering space for room features a magnificent inglenook fireplace with further garaging (permission granted) and parking. The bressumer beam, bread oven and LPG gas-fired stove garden is enclosed by hedging and stock fencing with a on a slate hearth. There are exposed ceiling beams, productive vegetable garden, greenhouse and garden oak flooring and stairs to first floor with cupboard sheds. Laid to lawn with mature shrubs, specimen beneath. A glazed door leads to the family room with trees, a large number of apple trees and well stocked windows to two sides, oak floor and door to garden. herbaceous borders. There are paved sitting areas and The kitchen/dining room has a tiled floor with two-rockeries. The garden is facing south and west with oven Aga, ceiling beam, wooden work surfaces with views to rear. Wooden garage, electric car charging





















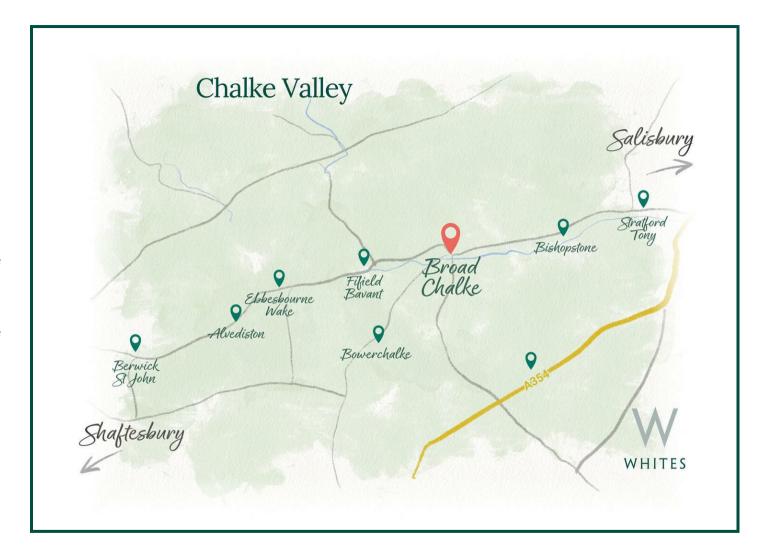




### Location

Broad Chalke is a thriving and well-regarded village in the heart of the Chalke Valley, known for its strong community spirit and excellent local amenities. Listed in *The Sunday Times Best Places to Live 2023*, the village offers a well-stocked shop and café, GP surgery, post office, primary school, and sports centre, all set among chalk streams, rolling countryside and thatched cottages.

With its timeless charm and sense of community, Charlton-All-Saints offers a tranquil and quintessentially English setting, well suited to those seeking a quieter pace of life in a beautiful part of the Wiltshire countryside.









# **Key Information**

## Local Authority:

Wiltshire Council

#### Council Tax:

Band: G - £3865.80 (2025/2026)

#### Tenure:

Freehold

#### Floor Area:



1916.00 sq ft

#### Services:

Mains electricity and water. Septic tank drainage. Calor gas bottles for stove and hob.

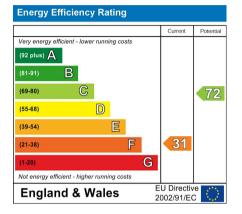
## Heating:

Electric heating

#### Directions:

From Salisbury take the A36 turning right at Coombe Bissett signposted to Bishopstone and Broad Chalke. Proceed into Broad Chalke and turn left opposite The Queens Head. The road bears to the right. Sorrel Cottage will be seen on the right after quarter of a mile.

#### EPC:



#### What3Words:

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