

# Myddelton&Major

3 Chartwell Place

SHREWTON





## 3 Chartwell Place, Chalk Hill, Shrewton, Wiltshire, SP3 4FU

- 5 Bedrooms
- 3 Receptions
- Set on a Private Road
- Garden Room
- Elevated Position
- 4 Bathrooms
- Double Garage
- Large, Well Appointed Kitchen
- Open Plan Sitting/Dining Room
- Private Garden

### The Property

Built to the specification of the current owners and set in an elevated position at the end of a private, no-through road, 3 Chartwell Place is a fantastic 5 bedroom family home offering substantial accommodation set over two storeys. Constructed from brick with a tiled roof, the property is very well presented and offers a wonderful solution to those wishing to downsize and move to the middle of a village or indeed looking for a family home.

The ground floor is well laid and all main rooms are accessed from a large entrance hall. Off the hall, a study is perfectly located with a view out to the front garden, there is an open plan formal sitting room/dining room which creates a wonderfully large entertaining space, with a feature bay window facing south and bringing in plenty of light. Double doors lead through into a wonderfully light garden room with glazed door leading out to the rear garden. A large well appointed kitchen has plenty of storage within above and below counter units and a granite worksurface and there is plenty of space for a kitchen table and sofa, off the kitchen is a utility room and a boot room with outside door as well as an internal door to the double garage. A ground floor shower room is also located off the hall. Much of the ground floor features attractive timber flooring and light and airy accommodation.

Upstairs there are the five bedrooms two of which have their own well appointed bathrooms. The principal bedroom has a large bay window, extensive fitted wardrobes and enjoys a long view over the village to the south. A further bathroom completes the 2nd floor.

A substantial 5 bedroom, village house presented in excellent condition and set on a private, no-through road with a double garage and private walled gardens.

Tenure: Freehold

Size: 2,819 ft<sup>2</sup>

EPC Rating: D (65)

Council Tax Band: G



5



3



4



4

**Services** - All mains services are available. Ofcom suggest broadband speeds of up to 80Mbps and that all mobile services are available.

GP Surgery 0.4 Miles • Salisbury 11.2 Miles • Stonehenge 2 Miles • Warminster 12.8 Miles









## Outside

Approached from Chartwell Place, there is off-road parking for two cars directly outside the double garage. A pedestrian gate opens onto a paved pathway leading into the main garden and to the front door. There is also a second pedestrian gate to the right of the garage which leads around to the rear garden and back door.

The gardens are very well designed and private and wrap around the house creating contrasting areas to enjoy. The main garden is laid mainly to lawn with well planted beds and mature trees and has a paved terrace, summer house, seating area and a southerly aspect and paved path leads through to a walled storage area perfect for a potting shed and bins. To the rear of the house is a further terraced area and a summer house.



## Location

Chartwell Place is a private, no through road on the southern side of the popular village of Shrewton. Shrewton is a thriving and large village approximately 11 miles north of Salisbury and a little over 2 miles from the World Heritage Site and ancient wonder of the world Stonehenge. Shrewton itself has a good range of day to day services including a local convenience store, post office, public house, primary school, doctor's surgery, petrol station and a garage.

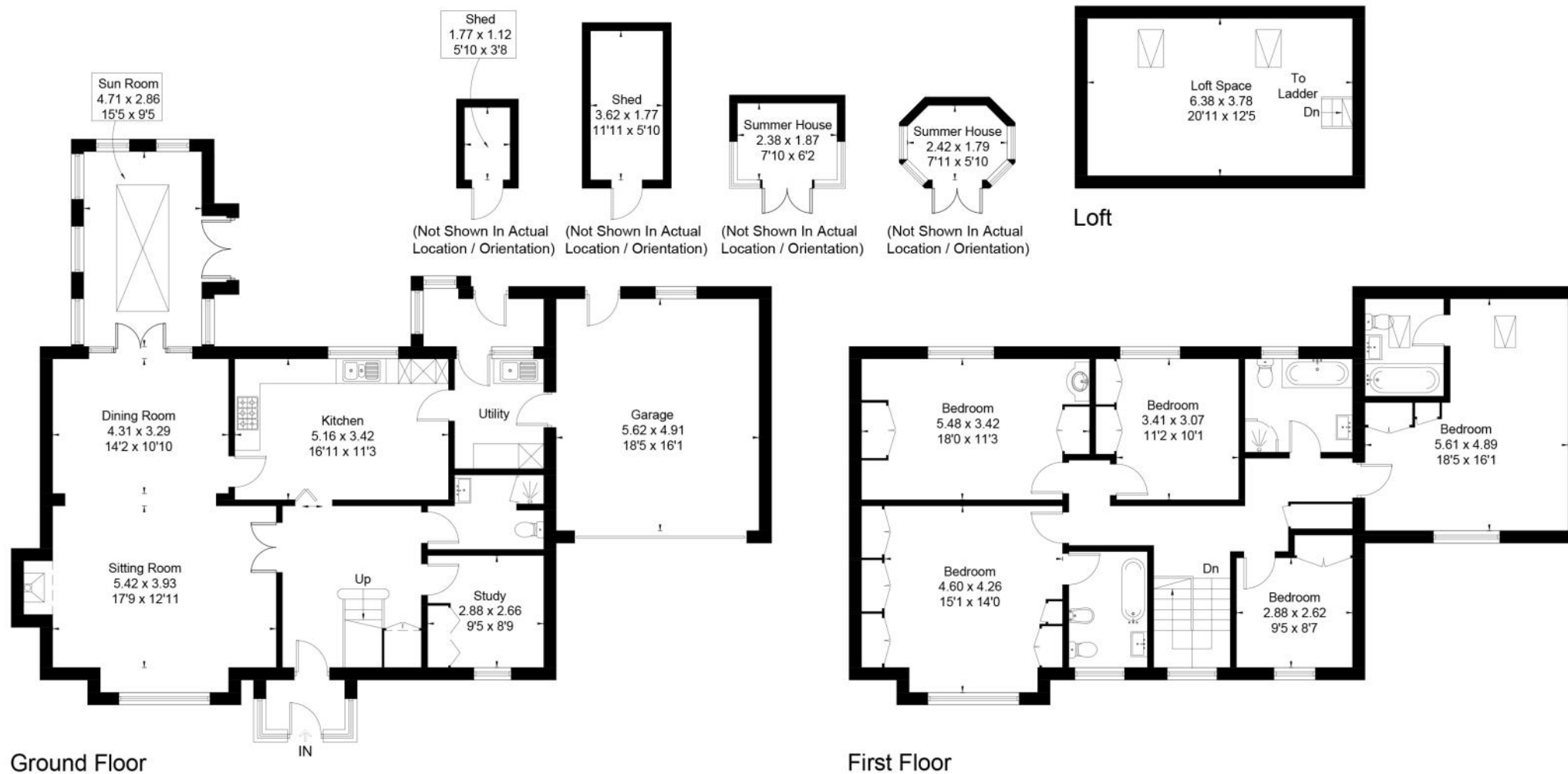
Further afield in Salisbury there is an excellent range of shopping, educational and leisure facilities as well as the mainline railway station with trains to London Waterloo, journey time approximately 90 minutes. Shrewton is ideally placed on the edge of the Salisbury Plain which is an excellent spot for walking, riding etc.







Approximate Floor Area = 261.9 sq m / 2819 sq ft  
 Loft = 24.3 sq m / 261 sq ft  
 Outbuildings = 8.3 sq m / 89 sq ft  
 Total = 294.5 sq m / 3169 sq ft (Including Garage / Excluding Sheds)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #72555



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