







## Castle House Bowerchalke, Salisbury, Wiltshire, SP5 5DB

- Four bedrooms
- Kitchen/breakfast room with Aga
- Double car barn
- Dogs considered
- Three reception rooms
- Study
- Pretty garden with rural views
- Available immediately

### The Property

Set in the highly desirable and picturesque Chalke Valley, this bright and generously proportioned property allows for comfortable living with flexible and characterful accommodation, including good sized sitting rooms each with working fireplaces, a large 'Farmhouse' style kitchen/dining room complete with an AGA, a home office, 2 large double bedrooms, one with en suite shower room, and two further single bedrooms. The charming cottage garden backs on to open-fields and benefits from a double car barn providing off road parking for two vehicles.

### Location

Bowerchalke is a popular and unspoilt village situated about 11 miles west of the cathedral city of Salisbury, having a vibrant community with an active cricket club, 13th century Church and monthly market in the village hall. Nearby Broad Chalke has a well regarded pub, shop/post office, primary school, doctors surgery and Church. Salisbury benefits from a wide range of amenities & has excellent rail links and provides direct trains to London Waterloo (90 mins), Bristol (80 mins) and Bath (60 mins).

A charming 4 bedroom attached period house with flexible accommodation, attractive garden with rural views and a double car-barn.

**Council Tax:** Wiltshire £2192.42 (2023/24), Band D



**Dilapidation Deposit:** Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

**Holding Deposit:** Equivalent to one weeks' rent.

**Services:** Mains electricity, water and telephone. Oil central heating. Private Drainage (septic tank)

**Other Fees:** See Website.

### Tenancy & Restrictions

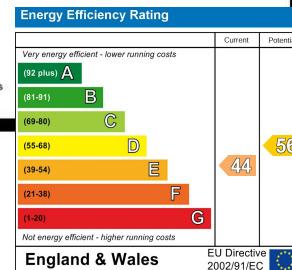
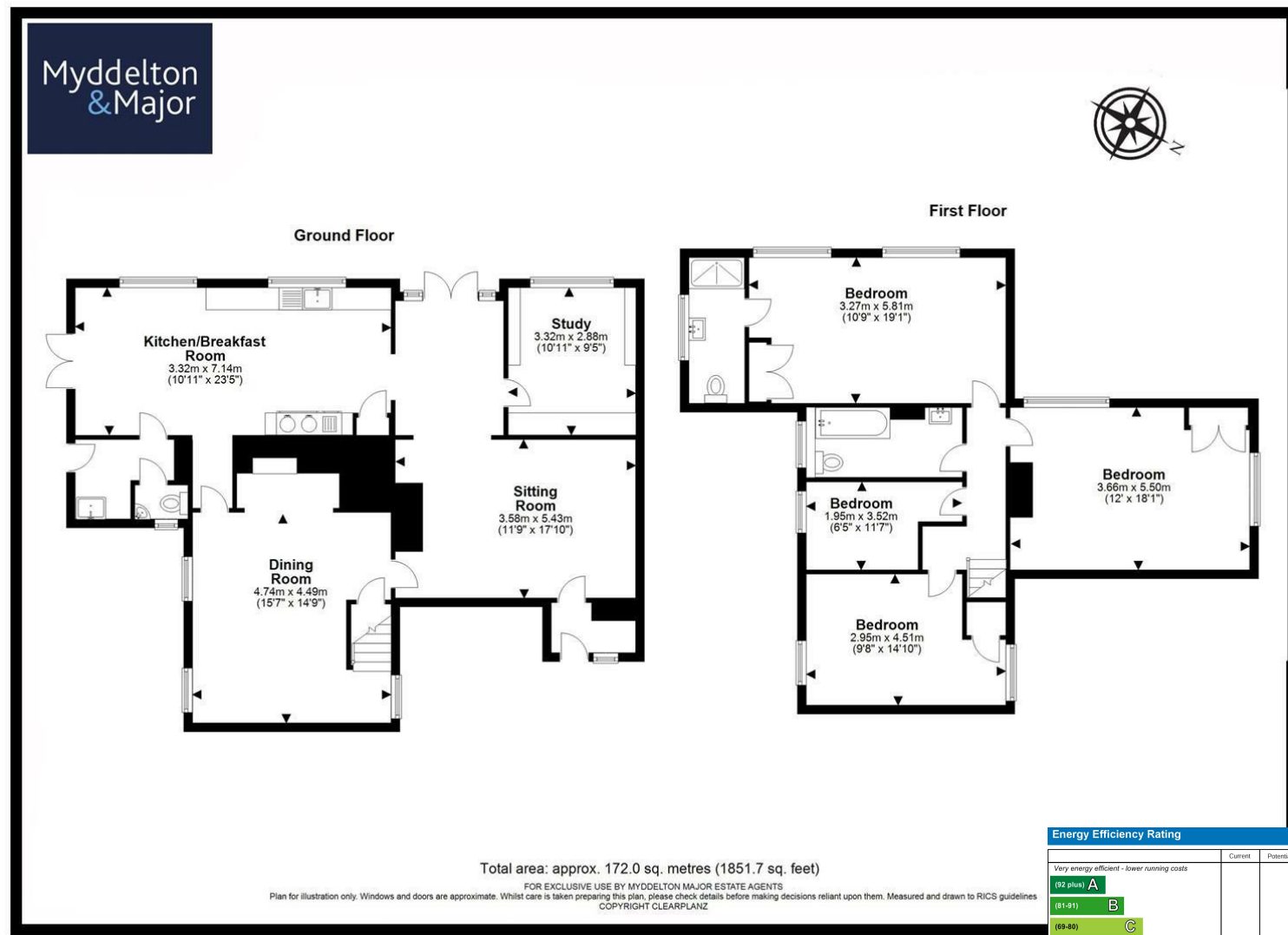
To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.







What3Words Location: [///badly.daffodils.amid](https://w3w.mysite.com/badly.daffodils.amid)



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