

# Myddelton&Major

The Cottage

BISHOPSTONE







## The Cottage, Pitts Lane, Bishopstone, Wiltshire, SP54AQ

- Five Bedrooms
- Open Plan Kitchen/Diner
- Triple Garage
- Highly Sought After Location
- Full Fibre Broadband 1800 Mbps
- Three Receptions
- Exquisite Countryside Views
- Off-Road Parking for 6+
- Very Well Presented
- Perfectly Maintained Garden

### The Property

Set in beautifully presented gardens, The Cottage is an attractive extended period property offering comprehensive accommodation set over two storeys with stunning views to the South East over the Chalke Valley.

On entering the property through the garden room door there is a wonderful feeling of space as you enter the open plan kitchen diner. With glazing all around the garden room, the views from the kitchen table are wonderful all year round. The kitchen is well appointed with plenty of above and below counter units providing excellent storage and food preparation space a useful return gives an island feel and useful breakfast bar for casual dining.

There are three reception rooms, a sitting room is next to the kitchen and has a wood burning stove and French windows leading out to the main garden. A smaller snug sitting room also has a wood burner and an outside door and there is a large formal sitting room with fireplace, a large hallway, utility room and downstairs WC completes the ground floor.

Upstairs there are a five bedrooms, two of which have been opened up to turn into a larger room. There are two well appointed bathrooms (one ensuite) The principal suite has a balcony perfectly located to enjoy the view.

An immaculate five bedroom country home with exquisite views over open Chalke Valley countryside, off-road parking and a large triple bay garage.

Tenure: Freehold

Size: 1,927 ft<sup>2</sup>

EPC Rating: D (63)

Council Tax Band: F



5



3



2



6+

**Services** - Mains electricity and water, oil fired central heating and private drainage.

Ofcom suggests broadband speeds of 1800mbps is available and all mobile networks are likely to have service.

Salisbury 6 Miles • Salisbury Station 6.5 Miles • Broad Chalke 2.4 Miles • A303 (Amesbury) 14 Miles











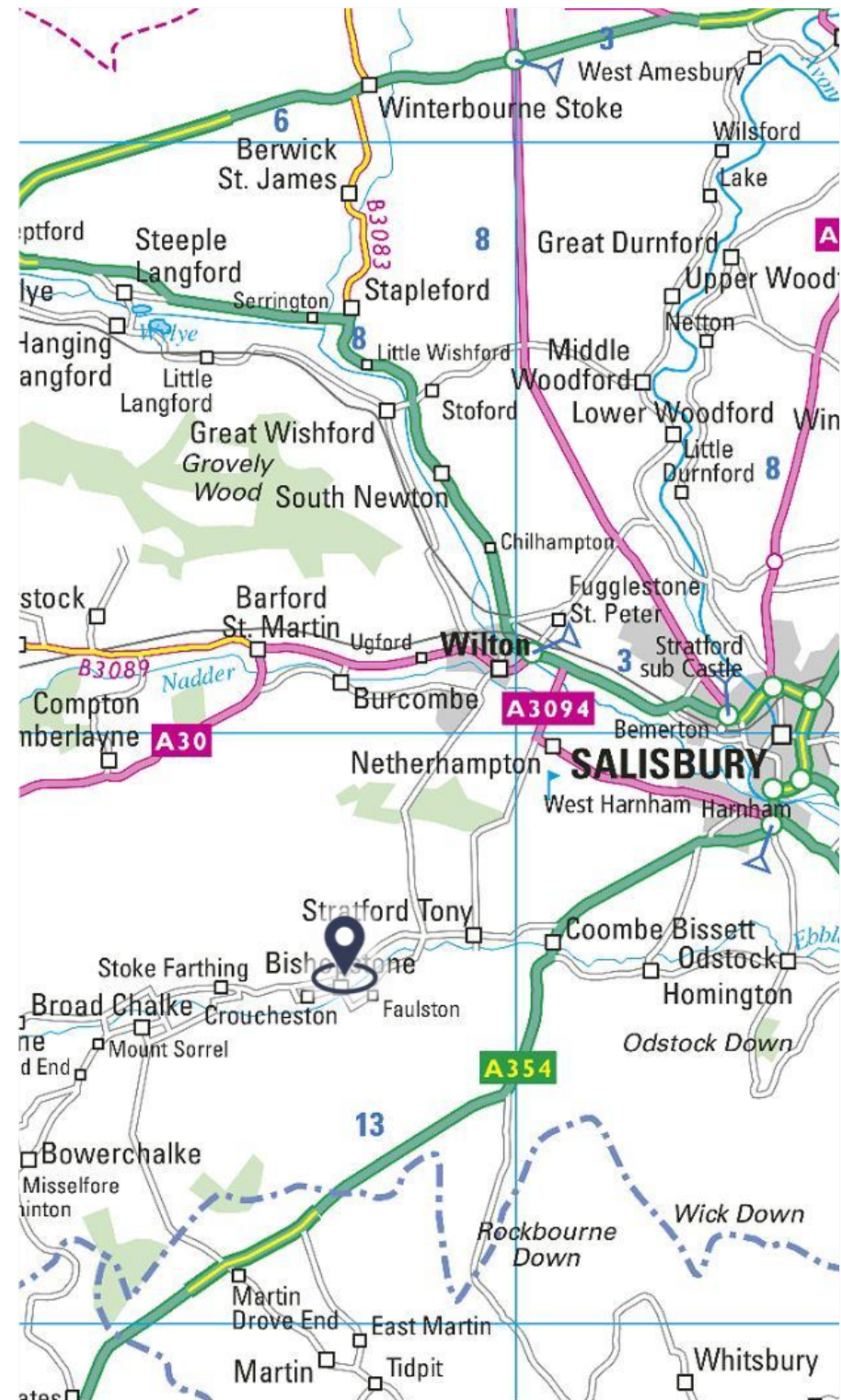
## Outside

Approached through a large electric gate parking is set over a very smart block paved drive leading up to a timber triple bay garage. Two bays are open and a central large bay is capable of housing a small motorhome. The garden is laid mainly to lawn with a raised terrace leading across the house and winding its way down the garden past various outbuildings to a decked area and then on to a style leading to fantastic country walks.

## Location

The Cottage is located on a 'no through' lane enjoying a wonderful position to enjoy the picturesque and highly sought after Chalke Valley. It is situated at the edge of the desirable village of Bishopstone south west of Salisbury. Close by is the popular village of Broad Chalke with its award winning community run village shop (voted best rural shop by the Countryside Alliance in 2014) post office, a pub, village hall, two churches and doctor's surgery as well as Broad Chalke primary school. The Cathedral city of Salisbury is a 15 minute drive and offers a wide range of cultural, shopping and entertainment facilities.

The picturesque Chalke Valley forms part of the West Wiltshire Area of Outstanding Natural Beauty offering an extensive range of walking, cycling and horse riding opportunities. The Chalke Valley History Festival is hosted annually and is a very popular attraction. Salisbury has mainline railway stations with direct trains to London Waterloo. Communications by road are excellent with the A303 providing a link to the M3, M25 and London, or the West Country. The local area is renowned for its schools, both private and state. Salisbury offers very good Grammar Schools for both girls and boys. There are numerous prep schools in the area including Chafyn Grove, Salisbury Cathedral School and Sandroyd. At secondary level there is Godolphin, St Mary's Shaftesbury and Sherborne.





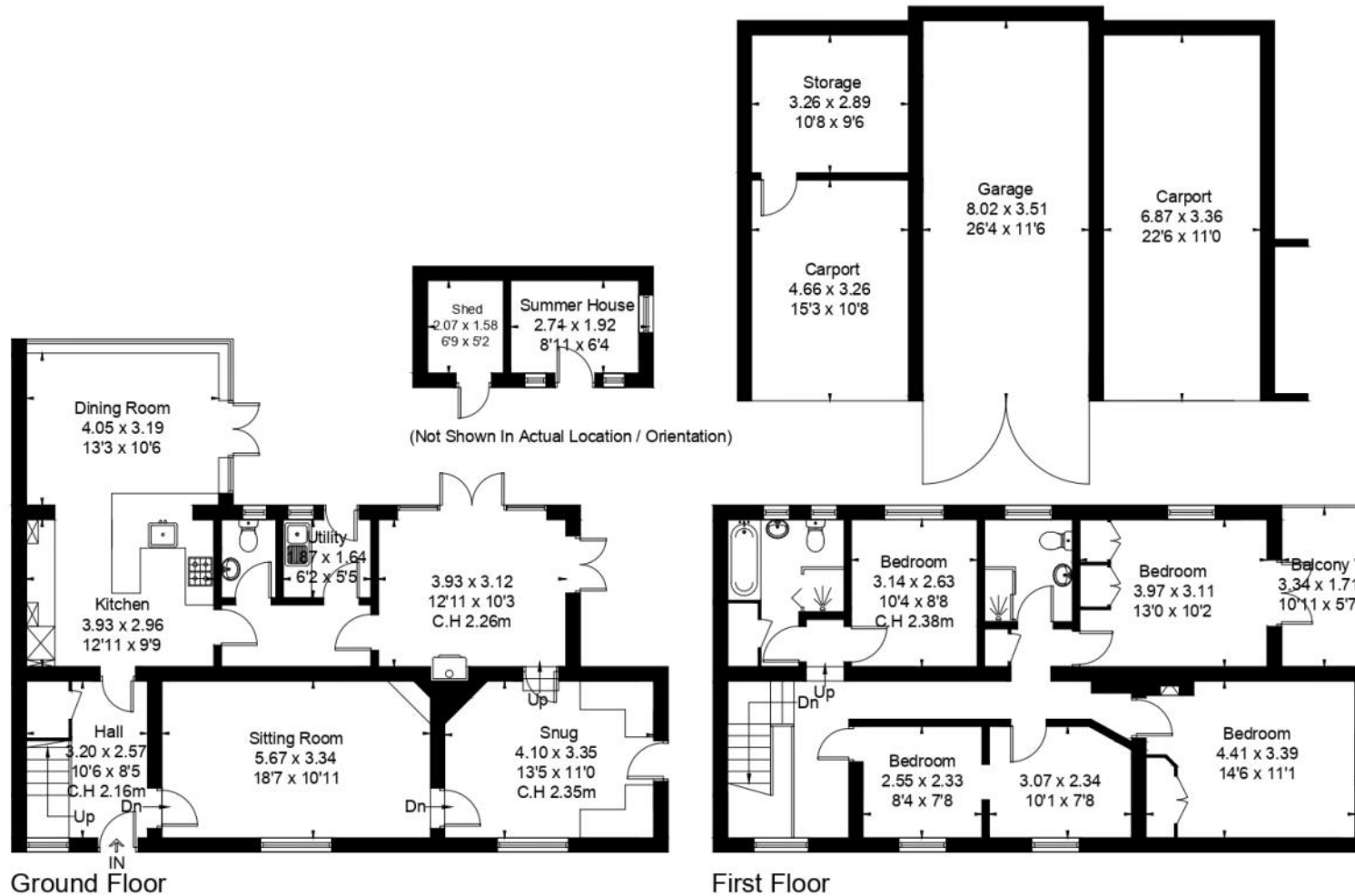








Approximate Floor Area = 179.0 sq m / 1927 sq ft  
 Outbuilding = 42.7 sq m / 460 sq ft (Excluding Shed & Carport)  
 Total = 221.7 sq m / 2387 sq ft



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 #90015

#### Disclaimer Notice

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