

# Myddelton&Major

Rose Bower  
LITTLE LONDON









## Rose Bower, Little London Broadchalke, Salisbury, Wiltshire, SP5 5HL

- Development Opportunity
- Magical Location
- Wildlife Haven
- Heart of the Chalke Valley
- Organic Vegetable Garden
- Circa 1.3 acres
- Private Position
- Country Retreat
- Ultrafast Broadband 1800mbps
- Fascinating History

### The Property

Located in a truly magical position close to the end of a no-through road in the heart of the Chalke Valley, Rose Bower is a very rare opportunity to own a stunning 17th century Wiltshire thatched cottage. A true haven for wildlife the cottage is set in approximately 1.3 acres of unspoilt gardens and grounds with astounding views of the surrounding countryside. During his time as Prime Minister, Rose Bower was the country retreat of Sir Anthony Eden and his wife Clarissa, niece of Sir Winston Churchill. The perfect private country getaway, Churchill visited the Edens a number of times as did family friend Greta Garbo.

Set in a West facing position the property enjoys sunsets which are difficult to beat and clever vantage points have been created throughout the garden to take full advantage as well as to watch the exceptional mix of wildlife. There is a carefully maintained piece of woodland which was originally part of the neighbouring land owned by Sir Terry Pratchett, it is difficult not to be inspired as you walk across the land.

The cottage is relatively humble with its two bedrooms but it has more colour, charm, character and interesting stories to tell than a 10 bedroom country mansion besides as a truly unique opportunity, Rose Bower is all about the sum of its extraordinary parts as well as its heavenly setting. A abundance of outbuildings literally double the overall square footage and provide for exceptional office space and outside living. My favourite is the writers bothy which is a wonderful old timber building looking out over the garden with its own charming 'privy' still showcasing wallpaper put up by Clarissa Eden.

There is lapsed planning consent for; TWO STOREY SIDE EXTENSION / SINGLE STOREY REAR EXTENSION AND CONSERVATORY Ref: S/2000/1799

A rare development opportunity: own a unique country retreat with magical gardens and over an acre of grounds with stream, on a quiet no through road in the picturesque Chalke Valley

Tenure: Freehold

Size: Total 2114 ft<sup>2</sup>

EPC Rating: TBC

Council Tax Band: E



2



2



1



3

**Services** - Mains Water and Electricity are Connected, Oil Fired Central Heating. Private Drainage. Ofcom suggests broadband speeds of 1800mbps and the main mobile providers suggest that coverage is likely

Salisbury 9.5 Miles • Salisbury Station 10 Miles • Broadchalke 1 Miles • A303 (Amesbury) 18 Miles





















## Wildlife

In residence are a healthy flock of about 40-50 sparrows, some nest under the eaves. Hedgehogs visit the garden at around 9pm. A winterbourne tributary of the river Ebble bisects the land as does a public footpath. On the Winterbourne a family of water voles and water shrews are occasionally spied going about their business alongside ducklings, moorhens and sometimes the fleeting colourful flash of a kingfisher. There are tawny owls, barn owls, woodpeckers, goldfinches, greenfinches, long tailed tits and many varieties of songbirds. In the woodland on the sunny banks there are slowworms and grass snakes. At night bats hunt along the woodland fringe and in the garden. There are newts, frogs and dragonflies in the square pond at the far end of the terrace. A pair of moorhens once raised 2 chicks in this pond!

## Location

Little London is a breathtaking Wiltshire hamlet located within the civil parish of Broad Chalke and Cranborne Chase Area of Outstanding Natural Beauty, Situated in the heart of the Chalke Valley, Little London is surrounded by some of the most attractive and unspoilt countryside in the county. Broad Chalke is an extremely popular and well-known village, noted for its watercress river beds, chalk streams and tranquil lifestyle. The village is home to a 13th century church, doctors surgery, active village hall, public house (The Queens Head), Chalke Valley Stores also incorporates the Chalke Valley Community Hub and a coffee shop! The village has a thriving sports centre and a highly regarded primary school. Cricket is at Bowerchalke and further amenities are available in the nearby villages of Fovant, Coombe Bissett and Sixpenny Handley. The annual Chalke Valley History Festival is of particular note attracting speakers and attendees from all over the world.

Salisbury is only seven miles away and boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There is a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains to London Waterloo from Salisbury mainline railway station.





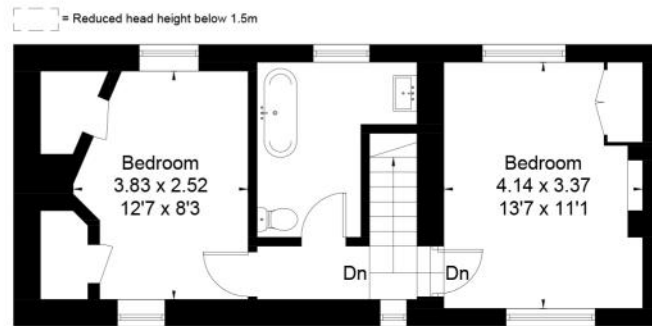








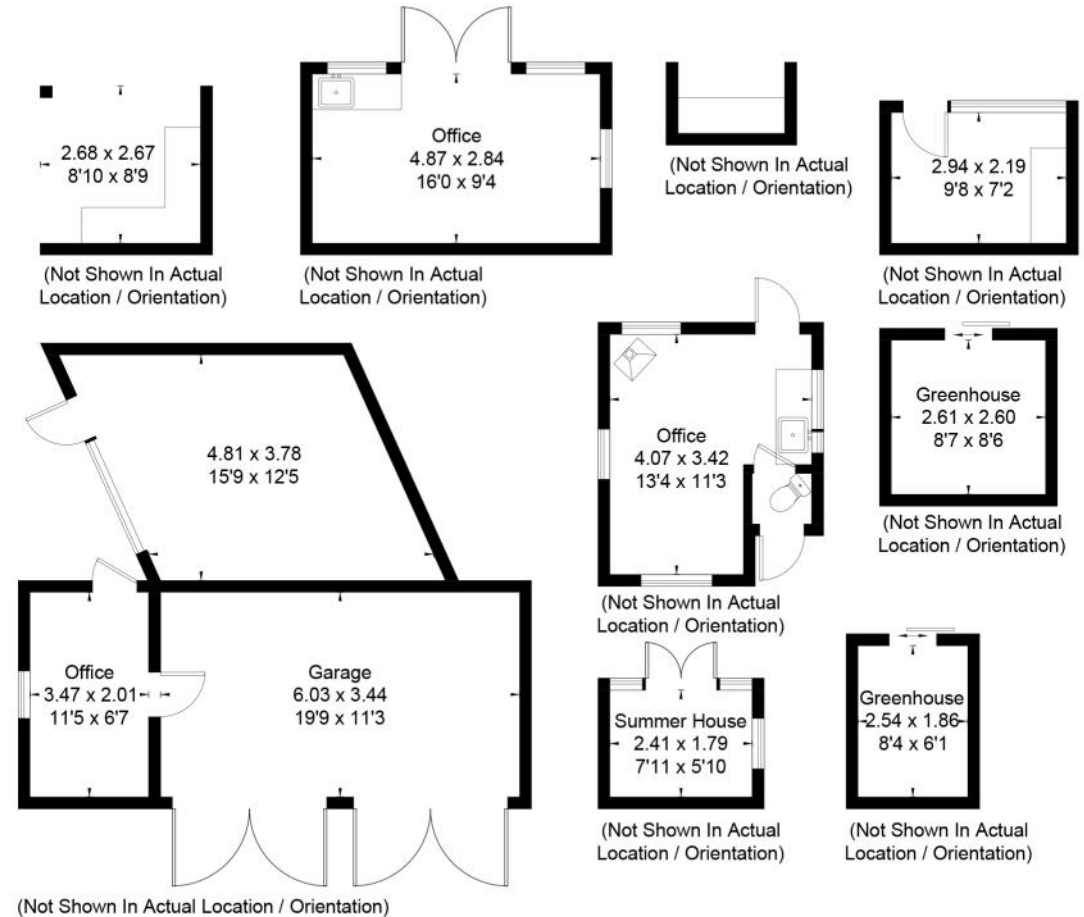
Approximate Floor Area = 101.0 sq m / 1087 sq ft  
 Outbuildings = 95.4 sq m / 1027 sq ft  
 Total = 196.4 sq m / 2114 sq ft  
 (Excluding Open Space)



First Floor



Ground Floor



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 #90019









#### Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



49 High Street, Salisbury, Wiltshire SP1 2PD  
**01722 337 575** residential@myddeltonmajor.co.uk  
**www.myddeltonmajor.co.uk**

**Myddelton & Major**





From city apartments to country houses  
and everything in between