

# Ebble View Bishopstone

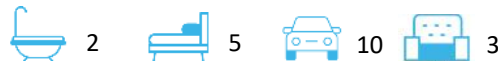




A stunning, newly constructed five bedroom country residence set in an acre of garden with country views and bordered by the river Ebbles.

Ebble View, Chapel Lane  
Bishopstone, Wiltshire. SP54BT

Guide Price:  
£1,550,000



## Features

- Five/Six Bedrooms
- Four Bathrooms (2 ensuite)
- Three Reception Rooms
- Open Plan Kitchen/Living Room
- Bespoke Handmade Kitchen
- Glorious Rural Views
- Quiet Edge of Village Location
- Sash Windows, High Ceilings
- Fishing Rights on the River Ebbles
- High Eco Specification– EPC Rating A

## The Property

Ebble View is set on the edge of the beautiful Chalke Valley village of Bishopstone, on the picturesque banks of the river Ebbles. This recently completed five / six bedroom country house offers extensive accommodation set over two storeys and a large attic with potential to convert and extend the accommodation further, subject to the usual consents. Ebble View is constructed from an attractive brick and flint fronted blockwork with a tiled roof over. Heating is via an air source heat pump and solar panels with underfloor heating to the ground floor. A highly efficient air circulation system is situated throughout the house providing excellent balance in temperature. To the ground floor a triple aspect drawing room has an inset wood burner and French doors leading out to a south and south west facing terrace.

The ground floor has two further reception rooms; a sitting room situated close to the kitchen and with French doors leading out on to the paved terrace, adding flexible living, and a dual aspect study/ ground floor double bedroom with a bathroom right next door.

The amazing kitchen is a real focal point for the house, it has been thoughtfully designed to give the ultimate living space taking full advantage of the wonderful setting and stunning views. The handmade dual colour fitted kitchen, with its quartz and timber work top, is very well appointed and offers fantastic features including a bar, wine fridge, induction hob, dual ovens (one conventional, one 'steaming oven'), warming drawer, and a Quooker hot water tap.

**Services** - Mains & Solar (circa 4kw) Electricity, Mains Water, Private Drainage. Ofcom suggests broadband speeds of up to 1000Mbps, most major mobile networks have full coverage.

## Tenure

Freehold

## EPC Rating

A (97)

## Outgoings

Council Tax Band: TBC

## Size

2694 sqft (total)









## The Property (continued)

All of the kitchen's great features are in addition to plenty of storage and preparation space. The kitchen's triple aspect is viewed through enormous sliding glass doors really bringing the garden into the house. There is plenty of space to have a large dining table and sofa set to enjoy the view. A large boot room with outside door and a downstairs WC complete the ground floor.

Upstairs is a wonderful principal bedroom suite with lovely views, featuring plenty of walk-in wardrobe space, a dual aspect bedroom, and an ensuite bathroom. There are two double bedrooms to the south side of the house complemented by a well-appointed bathroom incorporating a bath and separate shower. A further two bedrooms are to the north of the house, one of which benefits from an ensuite bathroom and a massive attic space offers scope to add further accommodation (subject to the usual consents).

Of significant note is the EPC rating for Ebble View, which is an impressive A (97).



## EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      | 97 A    | 97 A      |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |



## Outside

Ebble View is sat in a commanding position within its plot of circa 1 acre, the property is approached via a gated gravel drive with plenty of off-road parking. Recently completely landscaped, the extensive gardens are laid mainly to lawn and slope down to the river Ebble over which the property enjoys fishing rights. Various wildlife has been spotted on this stretch of the Ebble including Kingfishers and Brown Trout. The views are spectacular all around and particularly in a southerly direction over the Cranbourne Chase Area of Outstanding Natural Beauty.

## Location

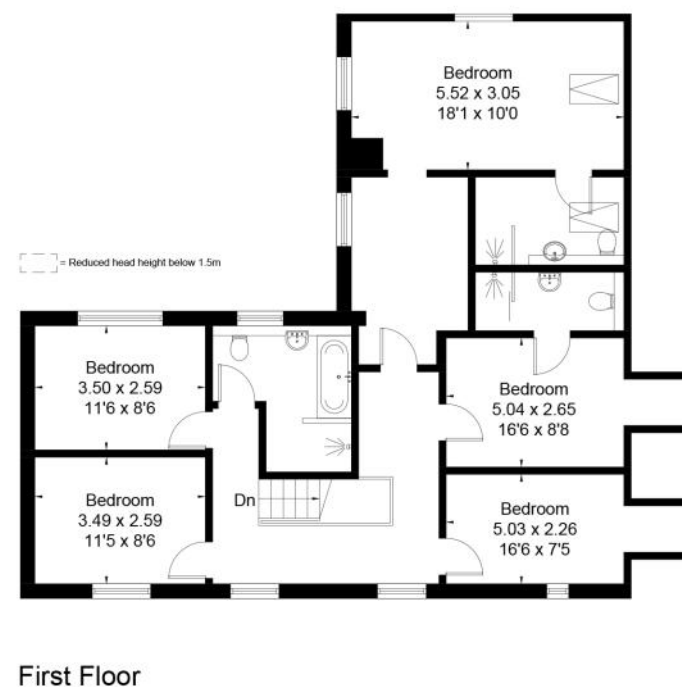
Ebble View is situated at the edge of the desirable village of Bishopstone south west of Salisbury in the Chalke Valley. Close by is the popular village of Broad Chalke with its award winning community run village shop (voted best rural shop by the Countryside Alliance in 2014) post office, a pub, village 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.



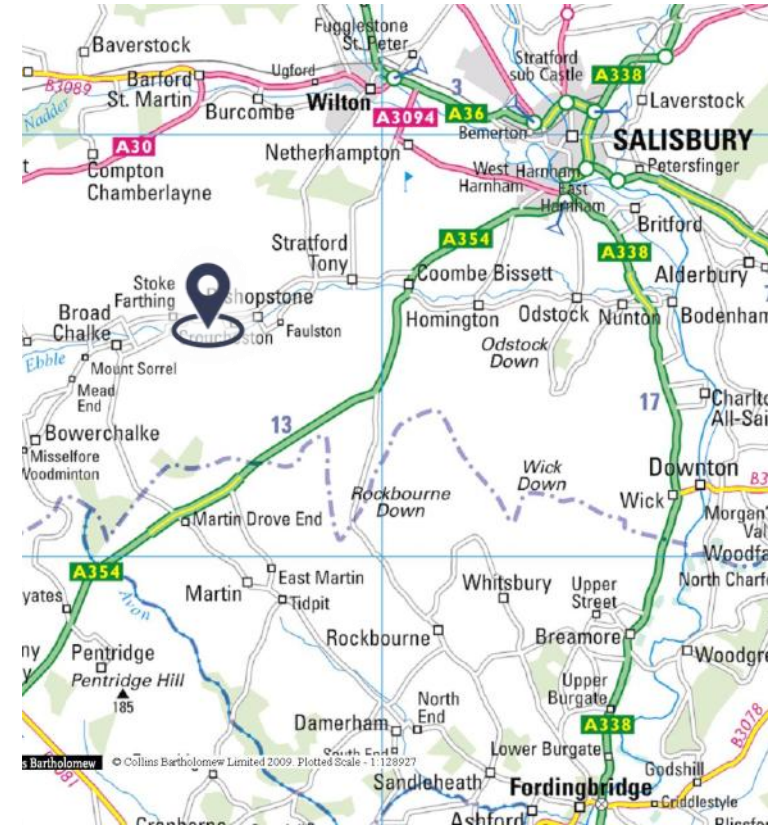
The picturesque Chalke Valley forms part of the West Wiltshire Area of Outstanding Natural Beauty offering an extensive range of walking, cycling and horse riding opportunities,. The Chalke Valley History Festival is hosted annually and is a very popular attraction. Salisbury has mainline railway stations 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, Bryanston and Sherborne.



Approximate Floor Area = 250.3 sq m / 2694 sq ft  
 Workshop = 14.6 sq m / 157 sq ft  
 Total = 264.9 sq m / 2851 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 #64143



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