

# Myddelton&Major

Stoke Meadow Cottage  
BROAD CHALKE





STOKE  
MEADOW  
COTTAGE

47





## Stoke Meadow Cottage, 47 Stoke Farthing, Broad Chalke, Wiltshire, SP5 5ED

- Period Country Cottage
- Very Well Presented
- Four Bedrooms
- Double Garage/ Annexe
- Solar Panels
- Stunning Rural Position
- Far Reaching Views
- Two Receptions
- Attractive Gardens
- Electric Car Charger Point

### The Property

Set in the heart of the stunning and highly sought after Chalke Valley, Stoke Meadow Cottage is a gorgeous four bedroom period cottage with outstanding views, gorgeous gardens, off road parking, and a double garage with annexed accommodation above.

Crammed full of period features and updated in a sympathetic fashion, the house really is beautifully presented and comes with nothing to do. The house is very pretty indeed and is constructed from a typical local vernacular of brick interspersed with Chilmark stone and flint with a tile roof. Accessed via a formal front door leading through a small porch to an open plan dining room/ snug, a very well appointed modern kitchen is right next door and offers plenty of above and below counter storage. The worktop is polished granite with an inset sink and electric hob. The boot room echoes the same design as the kitchen and opens back door which in turn leads through to an exit/entrance area, the drive, garden and on to the annexe/garage. The kitchen also leads through to a spacious sitting room with an inglenook fireplace containing a wood burning stove. One side of the room is part glazed with six large windows and French windows all coming together to provide spectacular views to the south to be enjoyed all year round. A downstairs WC completes the ground floor.

Upstairs there are four bedrooms, each with lovely views, and three bathrooms, two of which are ensuite. The smallest bedroom is currently used as a home office.

Over the way to a fantastic annexe which has a useful utility room and large double garage on the ground floor, upstairs there is a large studio (suitable for a variety of uses) and a bathroom.

Located in the Chalke Valley, an exceptional four bedroom period cottage with annexe, double garage and set in an idyllic rural position with stunning views.

Tenure: Freehold

Size: 2102 ft<sup>2</sup> + Garage

EPC Rating: D (62)

Council Tax Band: E



4



2



3



4

**Services -** Oil Fired Central Heating+ Solar Panels, Mains Water.

According to Ofcom; broadband speeds are of up to 1000Mbps & Outdoor coverage of Vodafone, EE & 02 is all likely.

Broad Chalke 1 Mile



Salisbury 7 Miles



Shaftesbury 14 Miles



A303 Access 12 Miles

















## Outside

The property is set down a quiet lane away from the main road.

The garden has been meticulously maintained, it is laid mainly to lawn but also features well planted beds and three productive vegetable beds.

The garden boundary is fenced to the southern side with a mature hedgerow to the northern edge.

The open views are spectacular from the garden taking in the southerly view. A large paved terrace is south facing and provides a wonderful sun trap, there is generous space for family barbeque and alfresco dining.

To the front of the property and accessed from the lane via a five bar gate is a gravel drive with space for approximately four vehicles. There is an electric charger point to the front of the garage.

## Location

Stoke Farthing is a breathtaking Wiltshire hamlet located within the civil parish of Broad Chalke and Cranborne Chase Area of Outstanding Natural Beauty, perched the eastern outskirts of Broad Chalke village. Situated in the heart of the Chalke Valley, less than 2 miles from the confluence of the River Ebbles and River Chalke, Stoke Farthing 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.

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.





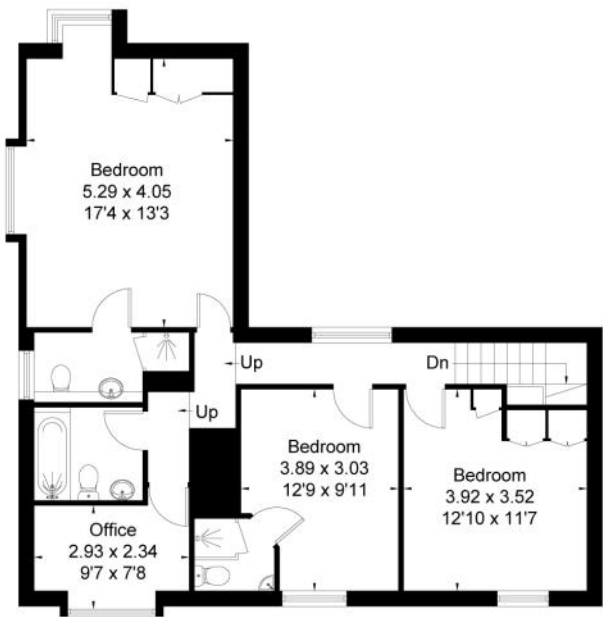




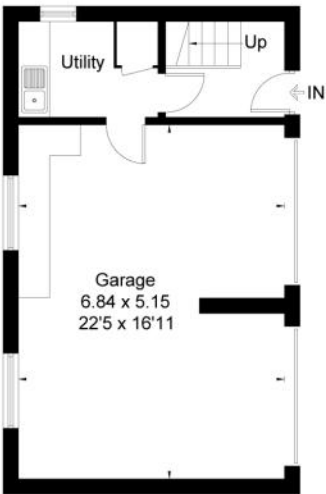
Approximate Floor Area = 161.8 sq m / 1742 sq ft  
Garage = 79.7 sq m / 858 sq ft  
Total = 241.5 sq m / 2600 sq ft



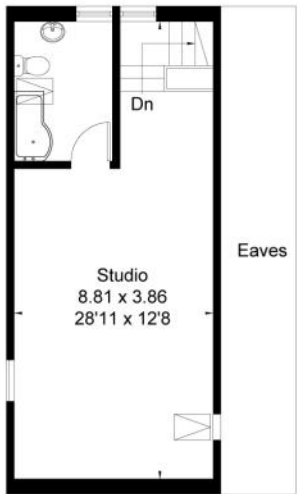
Ground Floor



First Floor



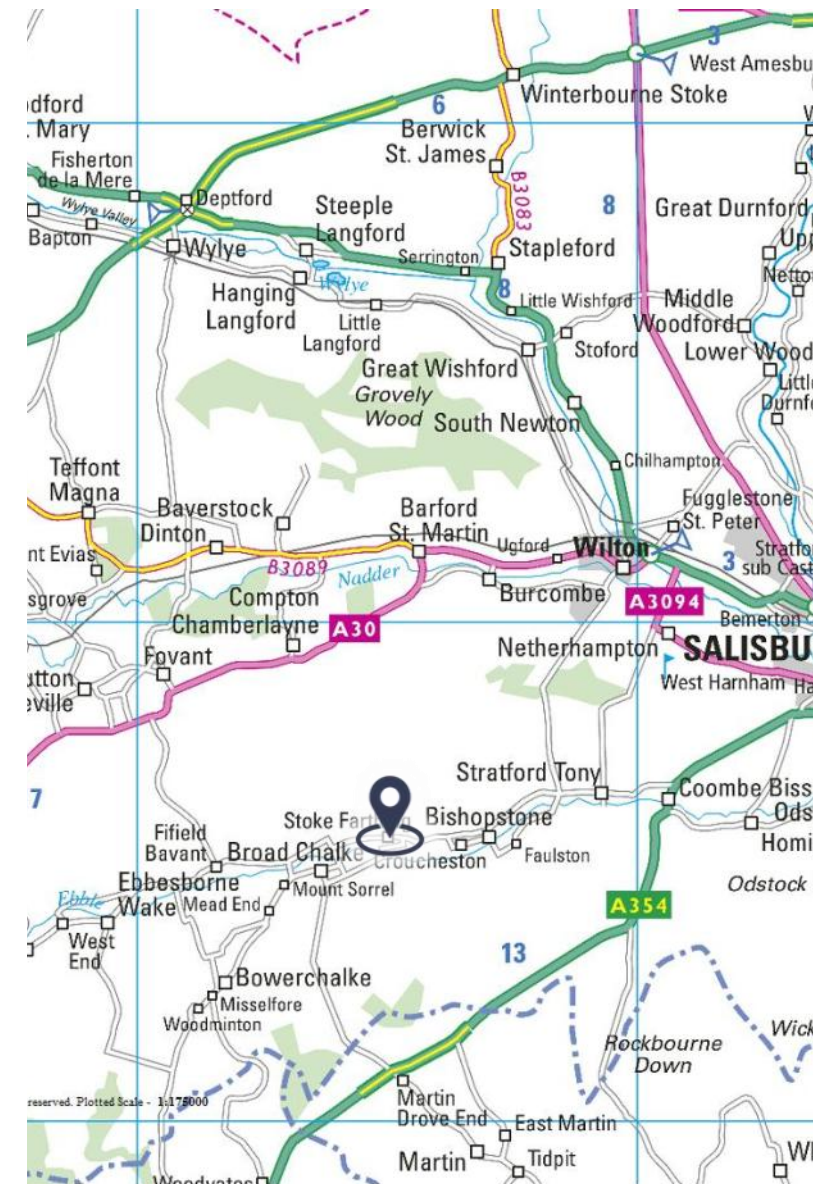
Garage - Ground Floor  
(Not Shown In Actual  
Location / Orientation)



Garage - First Floor







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