

Mistleberry House

Broad Chalke







An exquisite five bedroom detached house in one of the most sought after villages in the Chalke Valley.

Mistleberry House

Broad Chalke, Salisbury, SP5 5DH

Guide Price:

£950,000



4



5



2



3

- Five bedrooms
- Open plan kitchen and dining area
- Large reception room
- Period features
- Utility area & boot room

- Four bath / shower rooms (two ensuite)
- Cobbled courtyard parking
- Elevated garden
- Garden kitchen area with bi-fold doors
- Prime village location

The Property

The beautifully named Mistleberry House is a wonderful family home, presented in superb order, within a highly sought after village. Formerly the village shop, the property was converted in the 1990s into a family house. Bought in 2018 and extended in 2020, the owners have undertaken a thorough renovation of the property.

Ground Floor

The main reception room provides a generous sitting area with inglenook fireplace and log-burner and a further dining area for more formal entertaining.

The kitchen really is the heart of this home, with stone-flagged floor, bench seats overlooking the side garden, electric two-oven Aga and a large island with breakfast bar. There is ample space for informal family dining, with fitted kitchen units providing a back-up Bosch oven and induction hob over.

Just off the kitchen is the study/family room with exposed brick feature wall. There is also a utility room with plumbing for a washing machine and tumble dryer, along with the downstairs loo which also has a walk-in shower.

The rear hallway has a full height OS plan of the local area along one wall, connecting the kitchen with the boot room and with stairs to the first floor landing.

Services - Ofcom suggests all major mobile networks offer good service and Ultrafast Broadband is available

Mains electricity and water. Private drainage (septic tank). Oil-fired central heating. Solar PV and 13.5KWh Tesla battery. Electric (Zappi) car-charging point

Tenure

Freehold

EPC Rating

C (75)

Outgoings

Size

Council Tax Band: D

2,539 sq ft







Upstairs

Upstairs, the landing is flooded with natural light thanks to the clever design of the roof lights above the adjoining garden room.

This room was part of the 2020 extension and greatly improves the connection of the house and rear garden, allowing for year-round use with full-width bi-fold doors. One end has been fitted with a galley kitchen and breakfast bar to allow for easy entertaining and alfresco dining.

White-washed floorboards enhance the sense of light and space on the first floor. The principal bedroom is dual aspect, with an ensuite bathroom and fitted wardrobes, whilst the principal guest bedroom has an ensuite shower room.

Three further bedrooms lie at the other end of the landing which works well for family living; one has a lovely, exposed brick feature wall. These bedrooms share a family bathroom with rolltop bath and plumbing for shower over.









Outside

The owners have enhanced the front courtyard garden, with attractive stone walling and a cobbled path leading to the oak-framed porch to the front door. To the side, electric gates open into a cobbled parking area for two cars, with access via a side door directly into the family kitchen.

Cantilevered steps lead up to the raised kitchen garden area, with a path around to the rear garden.

Designed to connect the house immediately to the back garden, the first floor garden room has full width bi-folding doors to the sandstone flagged terrace, and steps up to the gently sloping rear lawn. The views from the back look across the village to the far side of the valley.



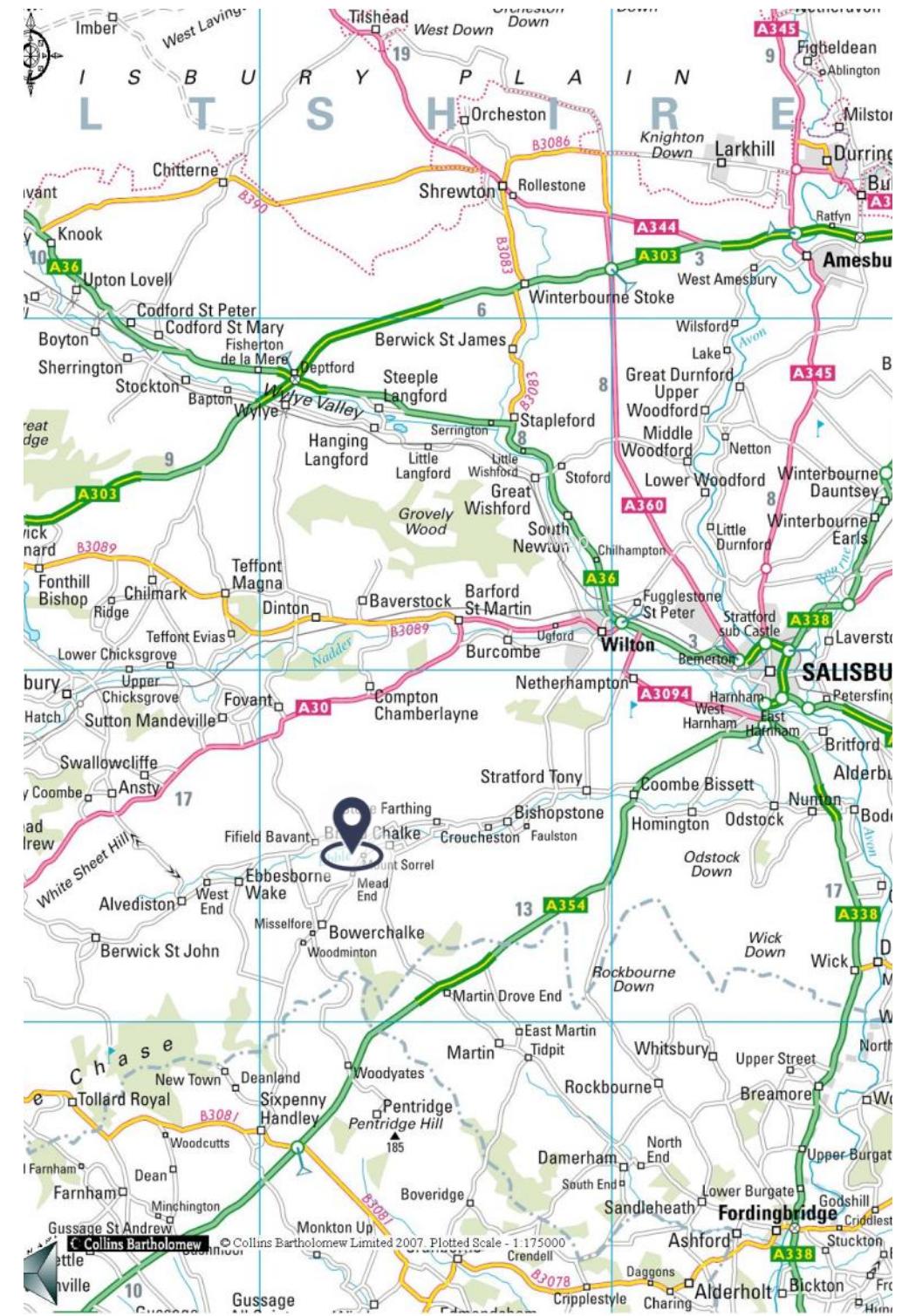
Location

Mistleberry House sits centrally within Broad Chalke, in the Cranborne Chase 'Area of Outstanding Natural Beauty'.

Broad Chalke is an extremely popular and well-known village, noted for its watercress river beds, chalk stream and tranquil lifestyle. The village is home to a 13th century church, doctors surgery, village hall and 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, with further local amenities available in the nearby villages of Bowerchalke, Fovant, Coombe Bissett and Sixpenny Handley. Salisbury is about 7 miles away and offers a theatre and bi-weekly market, with a wide range of restaurants, shops and leisure facilities. There are 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. Direct trains run from Salisbury to London Waterloo (journey time from 85 minutes).

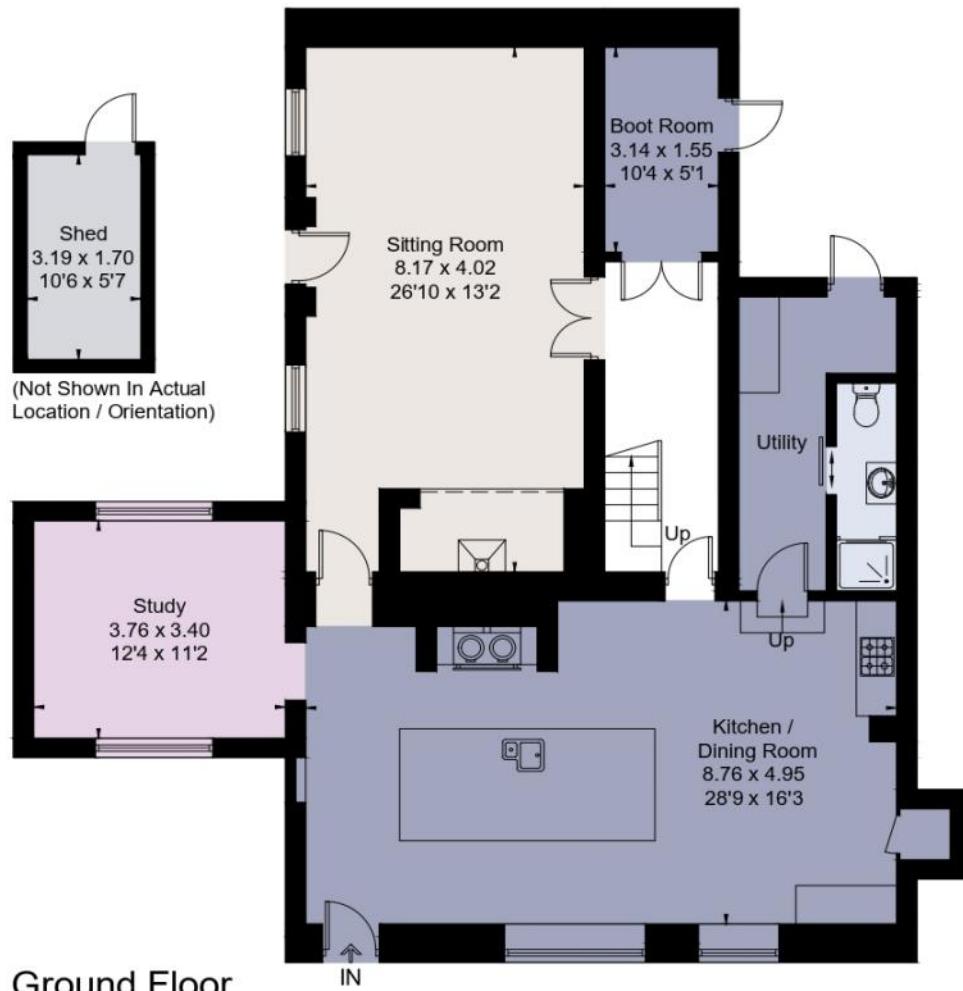




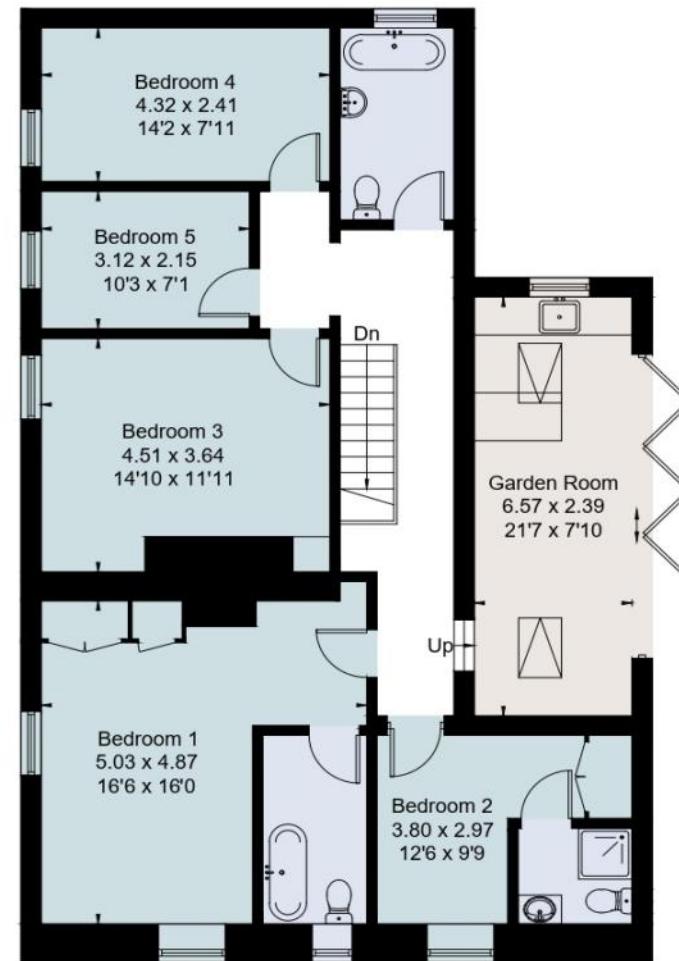
Approximate Floor Area = 219.2 sq m / 2359 sq ft (Excluding Shed / Garden)



[] = Reduced head height below 1.5m



Ground Floor



First 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. [#101985](http://fourwalls-group.com)

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