



CHAFFERS
ESTATE AGENTS



Ridgeway

Chilmark, Salisbury, SP3 5BX

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EPC Band:- D

£350,000 Freehold

Council Tax Band: C

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DESCRIPTION

Nestled in the charming village of Chilmark, Salisbury is this well-presented three bedroom semi detached house with single garage, off road parking, front and rear gardens all set in a quiet cul-de-sac location. The property benefits from double glazing, electric heating and a wood burner.

This delightful family home offers spacious and comfortable accommodation which is arranged over two floors and in brief comprises:- Entrance hall with wood block flooring, spot lights, understairs cupboard and stairs to the first floor; sitting room with laminate flooring with double glazed window and glazed double doors to:- Kitchen/diner fitted with a range of floor and wall units including a Belling Range electric cooker with cooker hood above, integrated fridge, slim line dish washer, laminate flooring. A cosy wood burner can be found in the dining room which also has double doors opening onto the rear patio. A downstairs cloakroom fitted with a low level WC and pedestal wash basin completes the layout on this floor.

The landing on the first floor has doors off to all rooms including an airing cupboard. The main bedroom has built in double wardrobes and double glazed rear window; bedroom 2 is another double room fitted with built in double wardrobes; bedroom 3 is a single room with double glazed window to rear; a family bathroom

OUTSIDE

To the front of the property is a tarmac driveway providing off road parking which in turn leads to:-

A single garage/utility fitted with a range of floor and wall units including plumbing for washing machine, space for tumble dryer, light and power along with double doors. There is also a personnel door that opens onto the rear garden.

The front garden is laid to lawn with paved steps leading up to

the front door. There is also an outside light.

There is a good sized enclosed fenced and hedged easy maintenance rear garden which can be accessed via double doors from the dining room and also via the garage. There is an attractive patio area perfect for alfresco dining. Steps lead up to an area that is predominantly laid to lawn including a useful shed. A further set of steps lead to an additional lawned area. Beyond the rear garden there are stunning views of the neighbouring countryside and arable land.

LOCATION

Chilmark is an exceptionally pretty village that lies within Wiltshire's Nadder Valley. It is situated 3 miles south of the A303 and close to Tisbury, which provides excellent road and rail links to London and the West Country. The village is best known for its eponymous stone, which is used in many local houses and out of which Salisbury Cathedral, which is twelve miles to the east, was built. The village benefits from being within an Area of Outstanding Natural Beauty that is one of only 14 places globally to hold 'International Dark Sky Reserve' status, which makes for a remarkable night sky. The picturesque surrounds offer fine walking, riding and cycling, and the village itself has a thriving church, a well-regarded primary school and an excellent local pub, The Black Dog. Nearby Tisbury is the largest village in Wiltshire's Nadder Valley and benefits from an excellent range of immediate facilities including a Co-Operative Supermarket.

ADDITIONAL INFORMATION

Services: Mains Water (Meter) Electricity & Mains Drainage.

Council Authority: Wiltshire Council ~ Council Tax Band: C

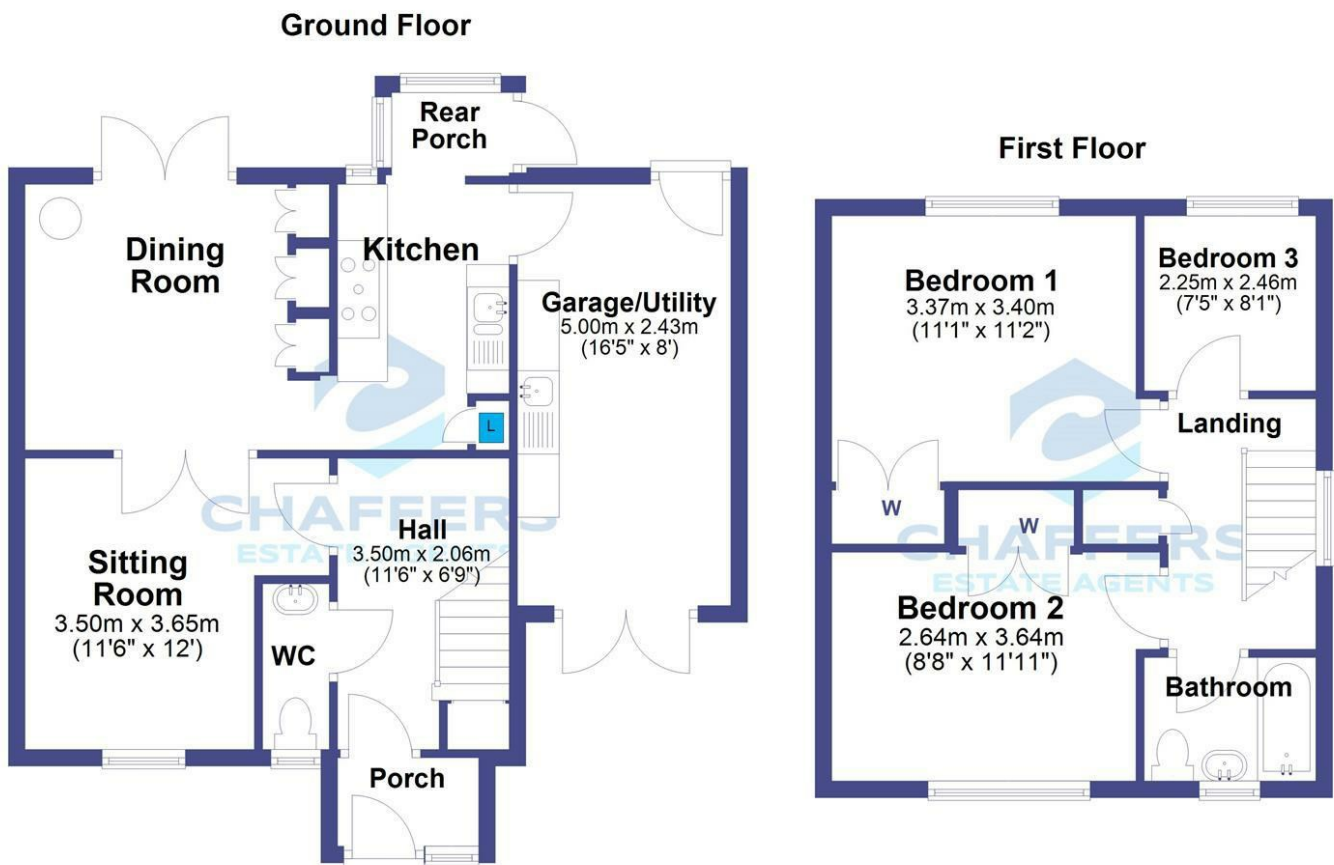
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: D





Floor Plan



Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC