



- Detached Three Bedroom Bungalow requiring refurbishment
 - Range of Old Outbuildings
- Large Lawned Gardens ● Pasture Paddocks
 - Approx. 9 Acres In All
- Highly Desirable Location in the Heart of The Chalke Valley

GENERAL AND SITUATION

Approximate Distances:

Wilton 8 miles • Salisbury 11 miles • Shaftsbury 14 miles

A detached three bedroom bungalow set in approx. nine acres with a range of old outbuildings with tremendous potential for redevelopment, set in a highly desirable location in the heart of The Chalke Valley.

The bungalow is understood to have originally been built in 1963 and it has been owned by the current family for nearly 40 years. The outbuildings are now in a state of disrepair but are set in a glorious location and there is bags of potential to refurbish, extend or redevelop the property, subject to any necessary permissions. The property is likely to be of particular appeal to those with equestrian interests and there is access to many miles of superb hacking through the Chalke Valley area.

Bowerchalke is a typically picturesque village within the highly sought after Cranbourne Chase AONB. Neighbouring Broad Chalke which is noted for its chalk streams and 13th Century church, offers a range of local amenities including a village store with Post Office, doctor's surgery, active village hall, pub, sports centre and primary school.

The cathedral city of Salisbury offers a wide range of shopping and leisure facilities, twice weekly market, a number of primary and secondary schools in both private and state sectors, and a mainline railway station with direct trains to London / Waterloo (about 90 mins) and Bath (about 60 mins).

THE RESIDENCE

A detached bungalow understood to have been built in 1963 and extended in 1990. There is oil fired central heating and the majority of the windows are double glazed. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

The property is entered through the front door which opens into a **Reception Hall**.

There is a large **Sitting / Dining Room** with picture windows overlooking the front garden, and a fireplace.

The **Kitchen** will likely need to be upgraded and is fitted with a range of older style base units with an electric cooker point and stainless steel sink. It opens through to a **Dining Room** which in turn leads on to a **Utility Room** which has plumbing for a washing machine.

There are **Three Bedrooms** one of which has an **En Suite Bathroom** and there is a separate **Family Shower Room**.





OUTSIDE, OUTBUILDINGS & LAND

The property is set in a particularly attractive position on the outskirts of the village and is approached off the village lane along a farm track which leads to a parking area with space for several vehicles.

There is a small front lawned garden and a much larger enclosed private lawn to the rear with a wide variety of shrubs, gravelled area, **Greenhouse** and a **Garden Shed**.

Beyond the garden is a former **Poultry Shed** built of timber under a corrugated roof, in need of refurbishment.

To the side of the bungalow is a further **Barn** which is believed to have originally been used for breeding pigs.

The Land adjoins in two main pasture blocks lying either side of the farm track. There are two old **Field Shelters** and a **Loose Box** in a state of disrepair and the pasture is divided into several paddocks with stock fencing.

IN ALL APPROX. 9 ACRES
(About 3.6 Hectares)

RURAL SCENE

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

WILTSHIRE COUNCIL
Tel: 0300 4560100

SERVICES

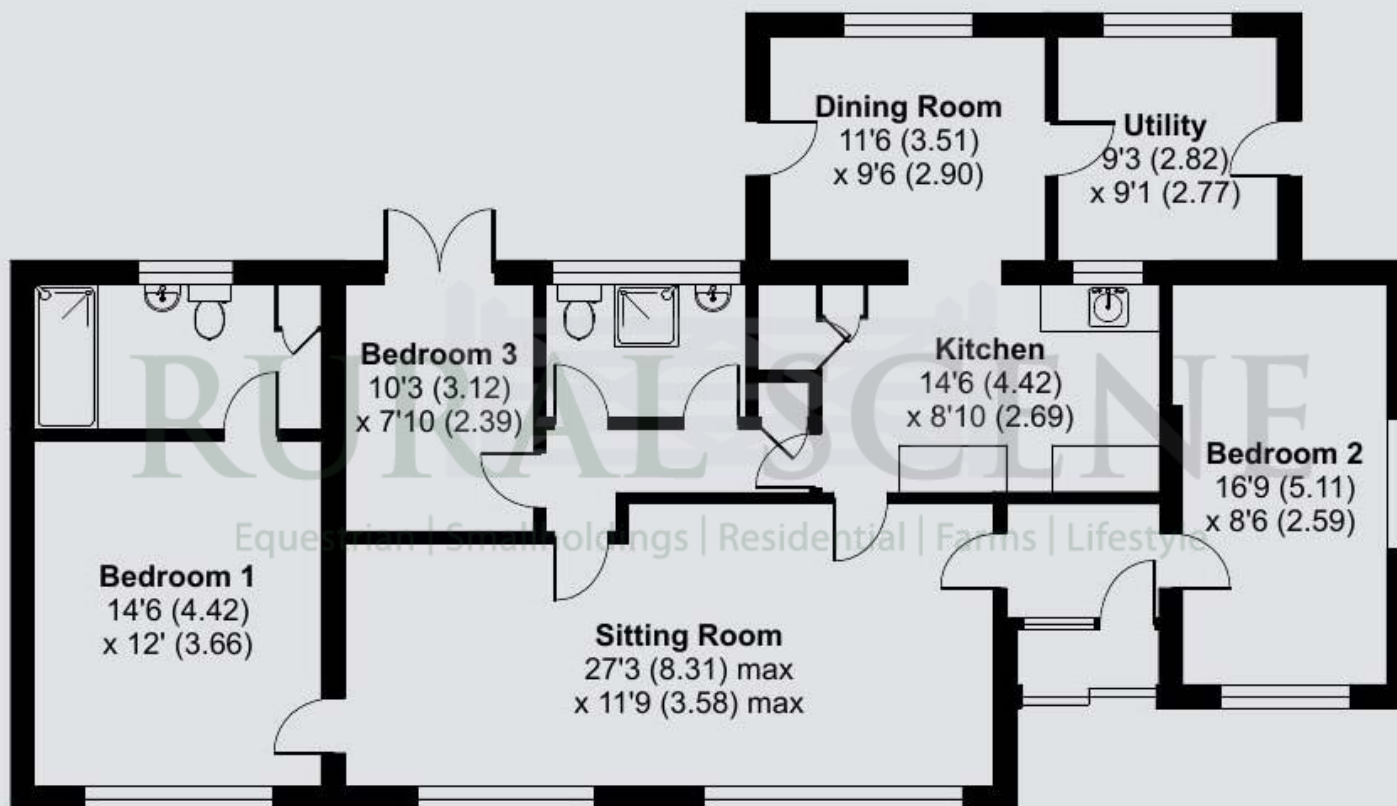
MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX E

DIRECTIONS

From Broad Chalke, head out of the village on South Street to Bowerchalke and on reaching the village, the entrance drive to Butts Croft is on the left hand side just after the village sign and 30 mph speed limit sign.

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Rural Scene have visited **Butts Croft** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.