



RV RURAL VIEW

Ash Farm
Chilmark - Wiltshire

Ash Farm
Salisbury Road
Chilmark
Salisbury SP3 5AH

An extended period cottage of much character with extensive gardens, set in a popular Nadder Valley village.

- Village Location
- Sitting Room & Dining Room
- Kitchen, Family Room & Hall/Study Area
- Three/Four Bedrooms & Two Bathrooms
- Cloakroom & Cellar
- Approx 2/3 acre South Facing Garden
- Garage & Outbuildings/Utility

Viewing strictly by appointment via
Sole Agents Rural View (Salisbury) Ltd
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Situation Ash Farm is situated in the pretty village of Chilmark, renowned for its attractive stone cottages and houses. The village has a primary school, 13th Century church, reading room and cricket club, while The Black Dog Inn is a short walk away. The larger village of Tisbury is just three miles distant and has established a fine reputation for the quality of its independent shops, as well as a wide range of amenities that include a sports/community centre, garage, doctor and dentist surgeries, vets, and a train station with direct rail services to London (Waterloo 1hr 50 mins). It is also the home of Messums Wiltshire, a contemporary art centre and gallery housed in an historic tithe barn.

Chilmark is located midway between the Saxon hilltop market town of Shaftesbury and the medieval cathedral city of Salisbury, both being around 12 miles distant. The former has a good range of shops and facilities and is famous for the picturesque, steeply cobbled Gold Hill, while the latter has more comprehensive shopping, arts and leisure facilities, a railway station, and district hospital. The area's other principal towns including Bath, Sherborne and Warminster are within easy striking distance, as is the South Coast, while the West Country and London are accessible via the A303/M3. Many families are drawn to South Wiltshire by the quality of life and the many excellent state and private schools that the area provides.

Set amidst the attractive and undulating Cranborne Chase and West Wiltshire Downs AONB, Chilmark is an excellent base from which to explore the many miles of footpaths and bridleways, and there are a variety of rural pursuits available including walking, riding, cycling and field sports. Sailing can be found at Shearwater near Warminster, racing is at Salisbury, Bath and Wincanton and golf at Tollard Royal, Warminster and Salisbury. There are several highly regarded dining pubs in the vicinity as well as many places of interest such as the Longleat Estate, Old Wardour Castle, Stourhead Gardens, Wilton House and the Fovant Badges.



Property This is a most appealing period property, understood to date in part from the sixteenth century and extended in different periods to provide a comfortable and workable house. The ground floor comprises the original central section where the sitting and dining rooms lie, complete with a large inglenook fireplace, bread oven and woodburner, while the hall/study, with access to the cloakroom, is set to one side. These rooms have a delightfully cosy feel and are packed with period detail including mullioned windows and beams, while under the dining room is a good cellar, accessed via a hatch. To the rear is a well fitted kitchen flanked by a large and well-constructed conservatory with doors spilling onto the garden and which acts as a wonderfully light family room.

On the first floor are the principal bedroom suite overlooking the garden and views beyond, and the second smaller bedroom and family bathroom. The second floor has a walk-through occasional bedroom into the third bedroom, both creating a delightful and adaptable space.

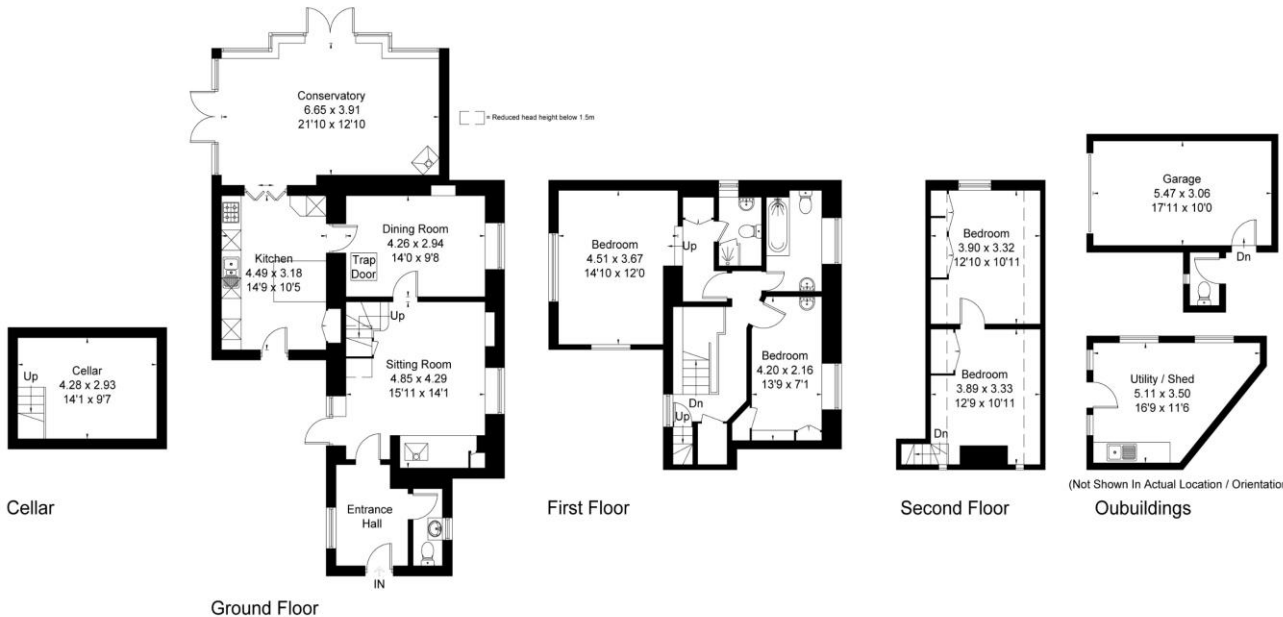
Outside The large south facing garden is a joy, beautifully laid out with an extensive lawn, well stocked beds and a variety of mature and specimen trees. There is a pond, orchard area and terracing, while to the side is graveled parking with a single garage and an outhouse also used as a utility room. At the rear of the garden is a timber-built store and tractor garage with compost area. The lovely view to the south is over the neighbouring churchyard and beyond.



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Approximate Area = 168.4 sq m / 1813 sq ft
 Cellar = 12.5 sq m / 134 sq ft
 Outbuildings = 32.5 sq m / 350 sq ft
 Total = 213.4 sq m / 2297 sq ft
 Including Limited Use Area (10.4 sq m / 112 sq ft)



Directions Heading West on the A303, take the left turning at the top of the hill approximately a mile beyond the A36 junction, signed Teffont, and continue along this lane for a few miles down into Chilmark. Turn left at The Black Dog and Ash Farm can be found on the right after about 200 yards.

Services Mains water, electricity and drainage, oil fired central heating.

Local Authority Wiltshire Council. Tax Band E (£2,364.51 2021/22)

EPC Energy Efficiency Rating

Current: 44 – Please refer to the agents for the complete EPC