



GREY SHADES, THE CAUSEWAY, BROAD CHALKE, SP5 5DW

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



GREY SHADES, THE CAUSEWAY, BROAD CHALKE, SALISBURY SP5 5DW
PRICE GUIDE: £550,000

Located in the picturesque Chalke Valley is Grey Shades, a “one off” contemporary detached bungalow within walking distance of the centre of the highly desirable Wiltshire village of Broad Chalke.

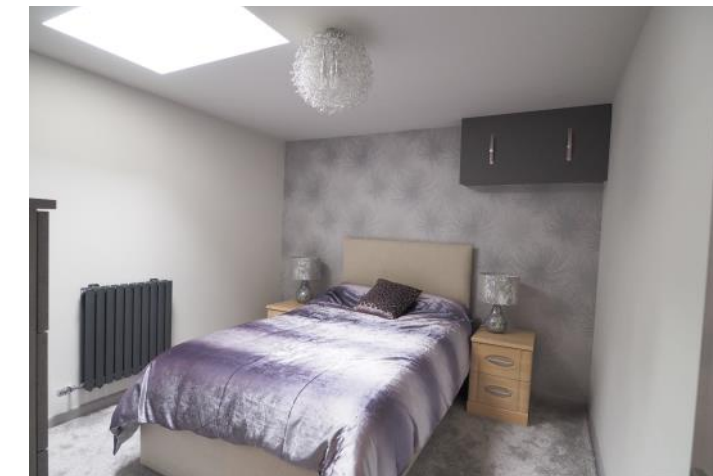
The property is a former agricultural building/workshop which has been extended and converted to provide a little over 1000 sq ft of accommodation comprising of a large open plan living space with double aspect vaulted sitting area, dining area and a well equipped high end kitchen complete with an impressive island unit.

There are two double bedrooms with fitted furniture, a luxuriously appointed family bathroom and en suite shower room, and a large utility/boot room.

Grey Shades is offered for sale in fabulous condition, offers individual design and quality on trend styling. The property is fully double glazed and centrally heated via an oil fired boiler to radiators. The garden is fully enclosed and mainly hard landscaped with excellent outside living/entertaining space, an area of lawn and a variety maturing shrub and flower beds. There is a private drive with off road parking for two cars and an easy turn, car turntable.

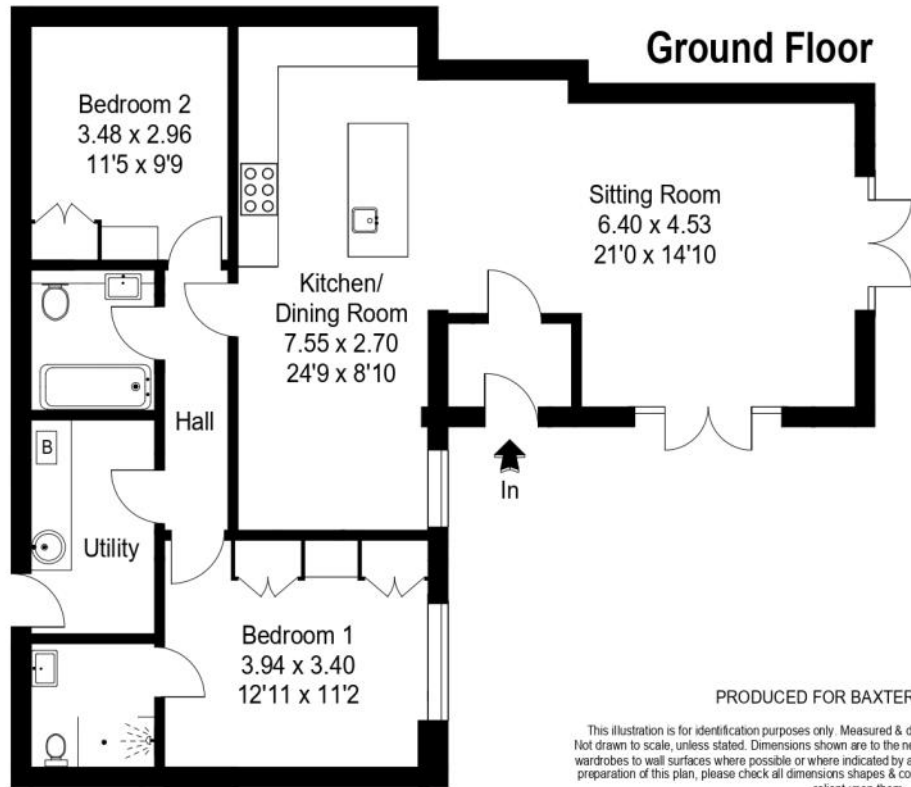
LOCATION: Broad Chalke is a picturesque Wiltshire village about 8 miles to the west of the cathedral city of Salisbury. This much sought after village is well-served by facilities including the thriving Chalke Valley Stores and community hub located in the former United Reformed Church now a village shop, café and post office. There is also a well regarded primary school and the ever popular Queen's Head public house. The village lies equidistant between Shaftesbury and Salisbury, (circa ten miles either way), where an extensive range of everyday shopping, leisure and education facilities can be found together with mainline railway stations.

DIRECTIONS: From the cathedral city of Salisbury proceed in a south westerly direction along the A354 towards Blandford. Upon entering the outskirts of Coombe Bissett turn right signposted Broad Chalke. Proceed through the villages of Stratford Tony and Bishopstone and continue into Broad Chalke turning left opposite The Queens Head Inn signposted Bowerchalke, proceed over the river Ebbel and past the church on the right, Grey Shades can be found after a short distance on the left hand side, as the road turns right, clearly identified by the BAXTERS For Sale board.



Grey Shades, The Causeway, Broad Chalke, Salisbury SP5 5DW

Approximate Gross Internal Area :- 96 sq m / 1031 sq ft



PRODUCED FOR BAXTERS 2024

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D : £2,727.13 for year 2024-25. Mains Electricity, Water and Drainage. Oil Central Heating. Fully double glazed.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10731

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		85
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>www.EPC4U.COM</small>			