



1 HEADLANDS, BOWERCHALKE, SALISBURY, WILTSHIRE, SP5 5AZ

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BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE £350,000

Constructed in the late 1940s 1 The Headlands is a former farm workers cottage set within wonderful mature gardens located within the hugely popular village of Bowerchalke.

The property is a 3 bedroom semi-detached family home with an excellent accommodation including a double aspect through sitting room with an attractive brick-built open fire and French doors leading to the garden. The dining room is also a good size with a working fireplace housing a log burning stove and is open plan to a well fitted and well equipped farmhouse-style kitchen. Off the kitchen is a large rear lobby which gives access to a sizeable utility room, separate cloakroom and a large walk-in storeroom; from the lobby access is also gained into the garden.



The first floor benefits from two double bedrooms, a large single bedroom and a large family bathroom. Offered for sale in excellent order throughout, 1 The Headlands is fully double glazed and centrally heated via an oil fired boiler to radiators.

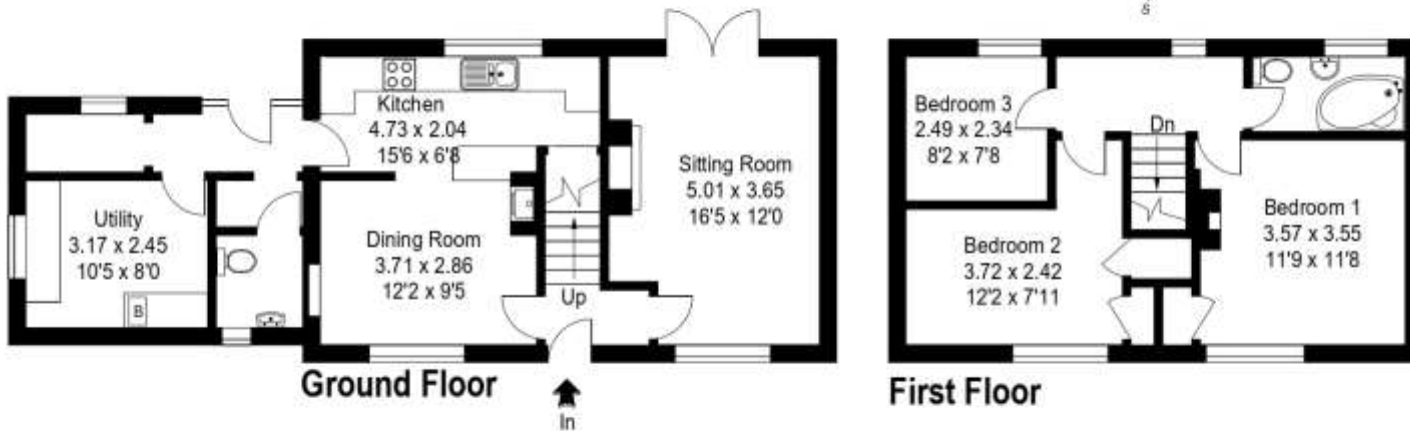
A particular feature of this village home is undoubtedly the lovely gardens which have to be seen to be fully appreciated and to enjoy the variety of flora and fauna. The garden is beautifully planned and includes a productive vegetable garden with a greenhouse, a wild meadow garden located in one corner, a pond and bog garden, and several seating areas. There is a well manicured lawn to both the front and rear with vibrant flower beds and shrubs. There is also a timber garden shed and summerhouse. To the front immediately off Church Street is a private drive with parking for several vehicles.

Bowerchalke is a thriving rural community with a weekly market held in the village hall. The neighbouring village of Broad Chalke has an award winning community store and post office and the hugely popular Queens Head Inn. Bowerchalke itself is surrounded by the Chalke Valley, lies on the River Ebbles and has access to a great many country and rural walks. 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.



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Approximate Gross Internal Area :- 106 sq m / 1138 sq ft



PRODUCED FOR BAXTERS 2020

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 on site & compass bearings before making any decisions reliant upon them.



TENURE AND SERVICES: Tenure; Freehold. Local Authority - Wiltshire Council. Council Tax Band - B - £1429.09 for year 2020/21. Mains electricity and water connected. Private drainage. Oil central heating. Fully double glazed.

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 towards Bowerchalke. Continue to follow the road into the village (Church Street) and proceed for a short distance where 1 The Headlands will be found on the right hand side clearly identified by the Baxters For Sale sign.

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. 10574

Energy Efficiency Rating		Current	Potential
105-110	A		
81-104	B		
69-80	C		74
55-68	D		
49-54	E		53
39-48	F		
13-38	G		

England & Wales
EU Directive 2002/91/EC
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