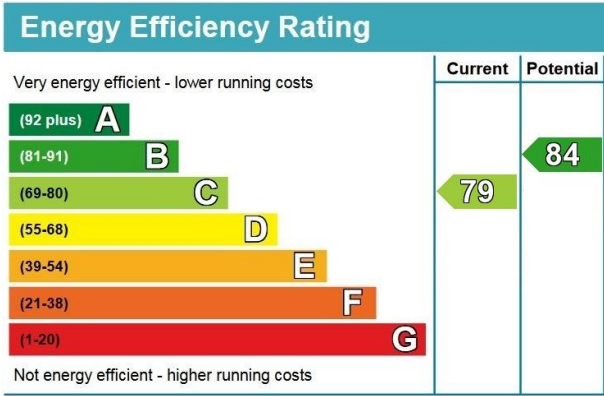


Church Lane, SP4
Approximate Gross Internal Area = 53 sq m / 571 sq ft
Approximate Garage Internal Area = 17 sq m / 183 sq ft
Approximate Outbuilding Internal Area = 34 sq m / 362 sq ft
Approximate Total Internal Area = 104 sq m / 1116 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



Church Lane, Cholderton

Guide Price £465,000 Freehold

- Rural Living Within Conservation Area
 - Kitchen & Living Room
 - Annexed Bedroom Suite
 - Landscaped Gardens
 - Energy Efficient Home
- Fully Renovated Cottage
 - Master Bedroom & Bathroom
 - Garage/Utility Room
 - Extensive Driveway Parking
 - Proximity to Transport Network



A stunning example of a fully renovated early nineteenth century cottage set within a good-sized, attractive plot with pastoral views. The renovations are to a very high standard throughout and viewing the property is highly recommended to fully appreciate the numerous enhancements undertaken along with the beautiful outlook. The property benefits from expansive driveway parking within an attractive, landscaped garden which includes a modern outbuilding with annexed, ensuite accommodation adjoining a garage/utility room. The cottage itself comprises a well-designed kitchen, cosy living room, master bedroom and a bathroom. Externally, as well as the annexe, there is a sizeable garden shed and two separate log stores. The property offers rural living within a conservation area and a wonderful balance of modern living alongside period character with excellent energy efficiency aided by modern solar panels.

The property can be found at the start of Church Lane, just a few metres from the Crown Inn within the village of Cholderton, which itself lies on the eastern edge of Salisbury Plain. Grateley's mainline railway station is less than three miles away and offers rail access to London's Waterloo Station in just over an hour whilst the A303 is just two miles to the north of the village. Cholderton has a number of nearby attractions including, within the village itself, a rare breeds farm, boutique vineyard and a farm shop with a café. The village lies just ten miles north-east of the City of Salisbury with the world-famous Stonehenge eight miles to the west.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

