



Back Lane, Chitterne

£550,000 Council Tax Band F Tax Rate £3,539 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this stunning detached home that is tucked quietly away from the main high street, close to centre of Chitterne. The property boasts exceptional living space, laid out across two floors, with the upper floor including four bedrooms, a stunning modern bathroom with separate bath and walk in shower and lots of storage space. This level also features a large open landing, illuminated by natural light from the overhead sky light window, that serves as a cosy reading nook or study space. The ground floor receptions are very well proportioned and could service a number of configurations, with the larger of the living rooms benefitting from glazed doors that look out to the covered seating patio and rear garden beyond. A beautiful, modern, fitted kitchen diner as well as utility room and a cloakroom complete the ground floor. Externally the home has fantastic landscaped gardens which wrap around the home and include established trees, planted beds, mature hedges and lawns. This is a great 'all-rounder' plot that will appeal to a range of buyers from the very serious cultivators, to the more relaxed sun lovers. To the front of the house you will also enjoy the gated driveway and detached double garage. To view the virtual tour please follow this link: [Click Here](#)

What Our Vendors Love

"Chitterne has been a wonderful place to make our home for the past ten years. The village is hidden away in its own peaceful valley and we have excellent access to miles and miles of running and walking routes on the Salisbury Plain literally seconds from the front door. We'll miss the sense of privacy that Kirrin Cottage has given us: it's surrounded by trees and feels like our own private nature reserve. We regularly see deer, foxes, hedgehogs in the garden and all manner of birds. The garden wraps around the house and each part has its own feel. We've tried to make the garden as nature-friendly as possible and easy to manage. We loved the house as soon as we saw it, it's got a lovely sense of space and calm. We realised after we moved in that we used to take holidays to try and capture the feeling of seclusion we have here. The layout is super flexible and we feel the house flows really well and seems to just 'work'. We still want to be connected to the modern world so we've got fibre broadband so you can work in the garden - we do! We've worked hard to upgrade the house to make it energy efficient with new doors and windows, an entirely new heating system powered by an air source heat pump that we love. We've added a great solar system and an EV charger so you be as energy independent as possible. We've lived all over the world and this has been a really wonderful home."

Situation

Set within the heart of the Wiltshire countryside, the village of Chitterne enjoys an idyllic rural position on the edge of Salisbury Plain, surrounded by open downland and far-reaching views. This unspoilt and peaceful setting offers a strong sense of community, making it an attractive choice for those seeking a quieter pace of life. The village is rich in history, with a mix of period properties, traditional cottages and a charming parish church at its centre. A village hall and recreation ground provide a focal point for local events and activities, contributing to its welcoming atmosphere. Chitterne boasts an extensive network of footpaths and bridleways leading directly into the surrounding countryside. These routes provide excellent opportunities for walking, cycling and riding across the striking landscapes of Salisbury Plain. Despite its rural feel, the village is conveniently located for access to nearby amenities. The market town of Warminster is close by and offers a range of shops, supermarkets, schooling and leisure facilities, while the cathedral city of Salisbury provides a wider selection of retail, cultural and dining options, along with mainline rail connections. Further everyday amenities can be found in nearby villages including Codford, Heytesbury and Shrewton.



Rooms

Entrance Hallway

6'7" x 16'2" (2.01m x 4.93m)

Lounge

16'6" x 12'3" (5.03m x 3.73m)

Sitting Room

11'9" x 10'8" (3.58m x 3.25m)

Study

11'4" x 6'7" (3.45m x 2.01m)

Kitchen

11'7" x 12'2" (3.53m x 3.71m)

Rear Hallway

11'8" x 3'7" (3.56m x 1.09m)

Utility Room

7'2" x 6'8" (2.19m x 2.03m)

WC

4'0 x 6'8" (1.22m x 2.03m)

First Floor Landing

8'7" x 12'1" (2.62m x 3.68m)

Bedroom One

11'6" x 13'0 (3.51m x 3.96m)

Bedroom Two

11'7" x 12'11" (3.53m x 3.94m)

Bedroom Three

11'9" x 9'10" (3.58m x 3.00m)

Bedroom Four

11'5" x 9'9" (3.48m x 2.97m)

Bathroom

8'2" x 11'3" (2.49m x 3.43m)

Garage

18'0 x 18'2" (5.49m x 5.54m)

Key Features

Detached Village Home

Four Bedrooms plus Study/Office

Two Reception Rooms

Beautiful Wrap-Around Garden Plot

Double Garage

Air-Source Heat Pump and Solar Panels

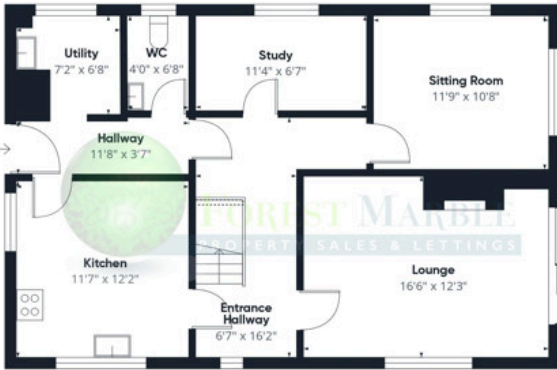
Directions

Heading from Frome via Chapmanslade following onto the A36 past Heytesbury towards Nook take the left onto the B390. Heading into Chitterne you will pass the King's Head pub on your left hand side, from where you will take the second turning on your left onto Townsend. Back Lane is on your right hand side. As you turn onto the lane the house will be found shortly on your left hand side.

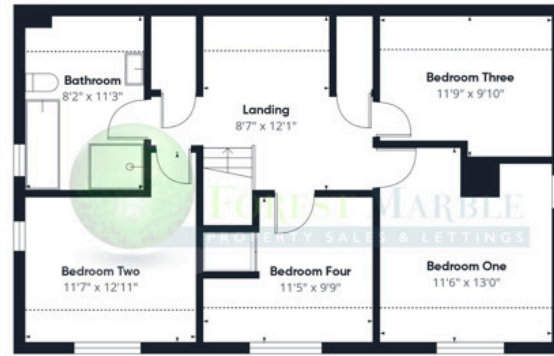
Agent Notes

This property has solar panels that are owned by the sellers and benefits from an air-source heat pump. Additional material information is available at request from the agent. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible outcome for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages.





Ground Building 1



Floor 1 Building 1



Ground Building 2



Approximate total area*
1828 ft²
Reduced headroom
141 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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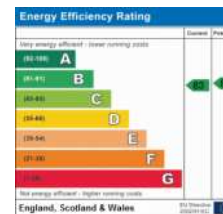
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