



1 HEADLANDS, CHURCH STREET, BOWERCHALKE, SALISBURY, SP5 5AZ

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



1 HEADLANDS, CHURCH STREET, BOWERCHALKE, SALISBURY SP5 5AZ PRICE GUIDE £479,000

Located within the picturesque Chalke Valley village of Bowerchalke is 1 Headlands, a 1940s built former farm workers cottage with a beautifully maintained mature garden, lovely views, and a private drive with off road parking.

The property is a three bedroom semi detached family home with comfortable light and airy accommodation which is fully double glazed and centrally heated via an oil fired boiler to radiators.

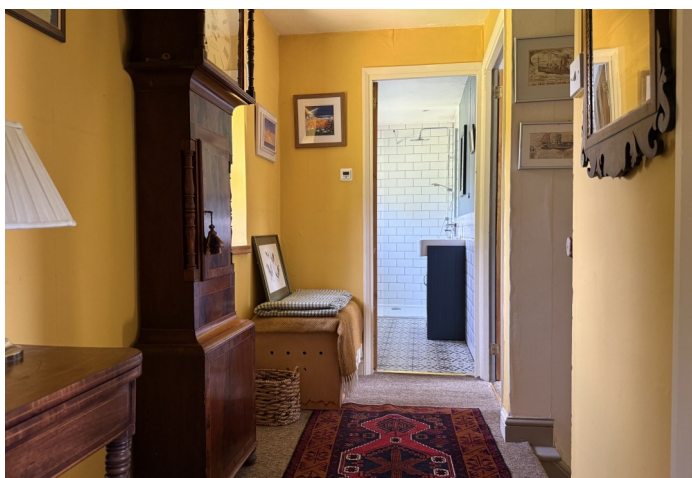


The ground floor comprises of an entrance lobby, a double aspect sitting room with a log burner and French doors, a large open plan kitchen/dining room with log burning stove; the kitchen has been refitted and includes wooden worksurfaces and a double Belfast sink. Off the kitchen is a rear hall with double doors leading out to a pergola covered seating area, a cloakroom and a large walk in pantry and a generous utility room. Off the first floor landing are three bedrooms and a recently remodelled shower room.

The gardens are a real feature of this fine village house and must be seen to fully appreciate the variety of flora and fauna on show. Clearly a huge amount of planning and effort has gone in to creating a lovely environment which comprises of well tended lawns, vibrant flower beds, and borders. There is also a timber shed, summerhouse and greenhouse.

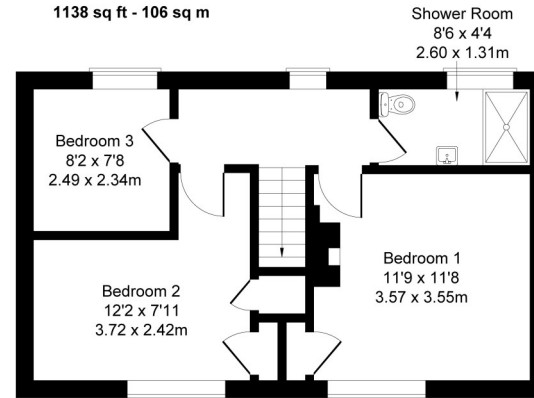
DIRECTIONS: From the cathedral city of Salisbury proceed in a south westerly direction along the A354 towards Blandford. Upon entering the outskirts of Coombe Bissett turn right signposted Broad Chalke. Proceed through the villages of Stratford Tony and Bishopstone and continue into Broad Chalke turning 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.

LOCATION: 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 Ebble 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.

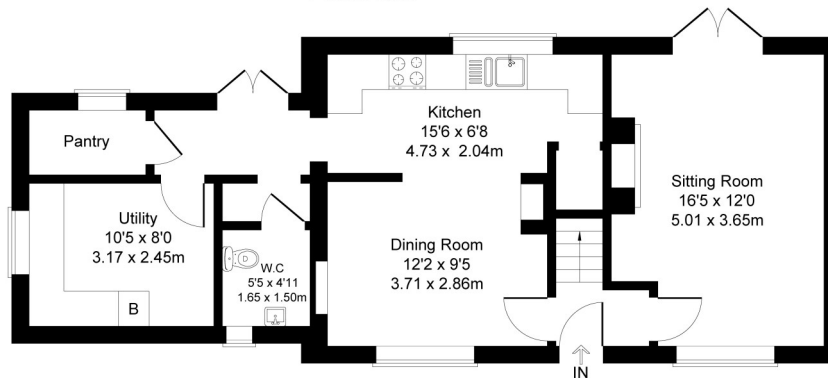


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Approximate Gross Internal Area
1138 sq ft - 106 sq m



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure; Freehold. Local Authority: Wiltshire Council. Council Tax Band B: £1,870.42 for year 2026/2027. Mains electricity and water connected. Private 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. 10574a

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		