Boatwrights Estate Agents

Church Road, East Knoyle

Offers in Excess of: £500,000

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Boatwrights
Estate Agents

Denholme, Church Road, East Knoyle, Salisbury, Wiltshire, SP3 6AE

What 3 Words: ///gestures.jumbo.fade

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Key Features

- Detached, Four Bedroom Home Within The Popular Village Of East Knoyle
- Move-In Ready Condition With Modern Kitchen & Bathrooms
- Flexible Accommodation Of Over 1500sqft
- Gated Driveway Parking & Garage
- Tiered, Landscaped Rear Garden With Delightful Countryside Views

Tenure: Freehold | EPC Rating: D | Council Tax Band: E |

Services: Oil Fired Central Heating.
Mains Water, Drainage and Electricity.

Location

The beautiful and typically English Village of East Knoyle is located on the Wiltshire/Dorset border with its surrounding area well known for its natural beauty and undulating countryside, yet is still extremely accessible, as the A303 is about two miles north of the village and provides access to the national motorway systems and airports via the M3 and access to the coast via the A350.

East Knoyle, the birthplace of one of England's best known historical architects Sir Christopher Wren also offers a range of amenities in the form of a well thought of public house The Fox & Hounds, the Church of St. Mary, community shop and post office as well as variety of clubs including a drama club and wine society. There are also a number of footpaths within the village to be enjoyed throughout the seasons.

Overview

A flexible, four-bedroom home of over 1500sqft in the ever-popular village of East Knoyle. The house is presented in fantastic order, with an attractive landscaped rear garden and delightful countryside views.

Inside the Home

The accommodation comprises a central entrance hall with the modern kitchen positioned to the left, offering three sides of work surface, storage and appliance space. Adjacent to this is the impressive sitting, dining room with the dining space being slightly elevated from the sitting room to create a natural divide yet seamless flow between the two spaces. Two large windows and French Doors allow for plenty of natural light, whilst the fireplace with log burner adds an attractive focal point and further warmth.

Also located on the ground floor is a separate utility room, cloak room, walk in store cupboard and two bedrooms with the principal room further benefiting from a large bank of built-in wardrobes and an ensuite shower room. Upstairs two further double bedrooms feature, alongside a modern family bathroom.

Outside Space

Front: A gravelled driveway is set behind a gated entrance, with a single garage also featuring to offer useful storage. Steps lead to the property itself, with lawn and room for potted plants either side of the pathway. Side access leads to the rear of the property.

Rear: Split over several tiers, the rear garden has been landscaped maximising the use of the rear garden to include planting areas, a lawn and a sizeable patio on the highest level of which enjoys panoramic countryside views above the rooftops.

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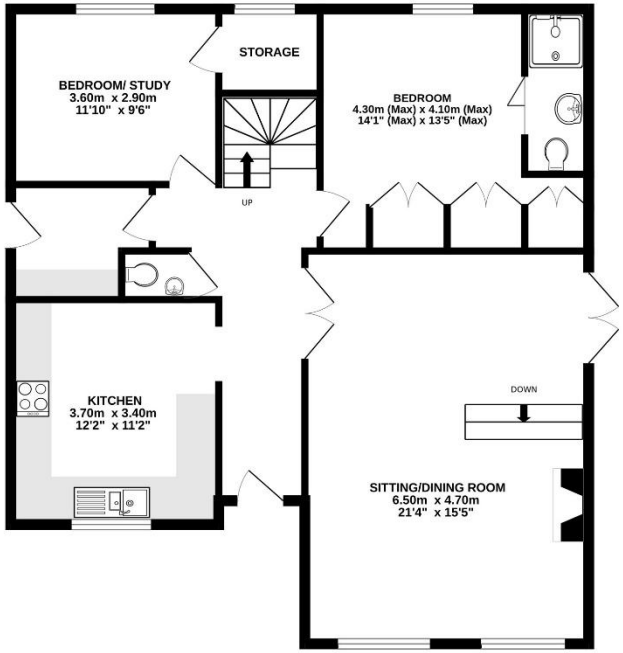
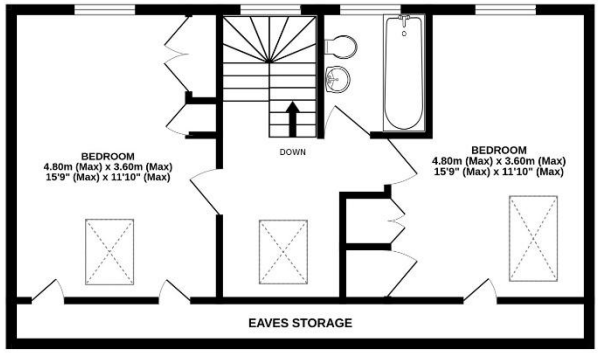
GROUND FLOOR
89.9 sq.m. (968 sq.ft.) approx.



1ST FLOOR
53.0 sq.m. (571 sq.ft.) approx.



TOTAL FLOOR AREA : 143.0 sq.m. (1539 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.
08 September 2026