



Bowerchalke

£275,000

## Bowerchalke, Salisbury, Wiltshire SP5 5BZ

- Located in the rural village of Bowerchalke
- Semi-Detached Family Home
- Three Bedrooms
- Sitting Room with Wood Burning Stove
- Garden Studio
- Large Garden with Countryside Views
- Driveway Parking
- EPC: D

### DESCRIPTION

A semi-detached house located within the charming village of Bowerchalke. This family home is set in a peaceful, rural location adjoining beautiful Wiltshire countryside. The accommodation includes, kitchen, sitting room, downstairs wc/utility room, three bedrooms and a family bathroom. Outside there is a large wooden studio/workshop.

### LOCATION

Bowerchalke is a particularly attractive village half way along the Chalke Valley and has active Village Hall as well as a church. It is also the home for the Chalke Valley Cricket Club. Nearby Broad Chalke, has a shop with a cafe and post office, outstanding primary school, GP Surgery, sports centre and pub. There are many picturesque walks and rides within the Chalke Valley and the area is classed as an international dark sky reserve.

Salisbury is within easy reach and offers a wide range of facilities as well as direct trains to London Waterloo every half hour. There is a wide range of prep, private and grammar schools also located in nearby Salisbury. The Chalke Valley is a particularly beautiful and unspoilt stretch of countryside which forms part of the West Wiltshire Area of Outstanding Natural Beauty.

### SERVICES

The house is connected to mains water and electricity. Drainage is in the form of a shared sewage treatment plant. The heating is via electric heaters and a wood burning stove in the sitting room.



### STAMP DUTY

To calculate the stamp duty payable on this property visit

[www.hmrc.gov.uk/tools/sdlt/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdlt/land-and-property.htm)





## OUTSIDE

The property is approached via a small country lane from which you enter a shared residential road into a private driveway with parking for a couple of vehicles. The garden is mostly at the rear of the house, with access via a side gate, but also from the house itself.

The large garden is laid mainly to lawn and enclosed either side by wooden panel fencing together with some established hedging.

The garden also includes a patio area and a further decking next to the outside studio, offering a great space for entertaining and alfresco dining.

## LOCAL AUTHORITY

Wiltshire Council, Band C.

## TENURE

Freehold

## AGENTS NOTE

We would like to inform people that some the photos were taken in 2024, we have updated the rooms that have been decorated.

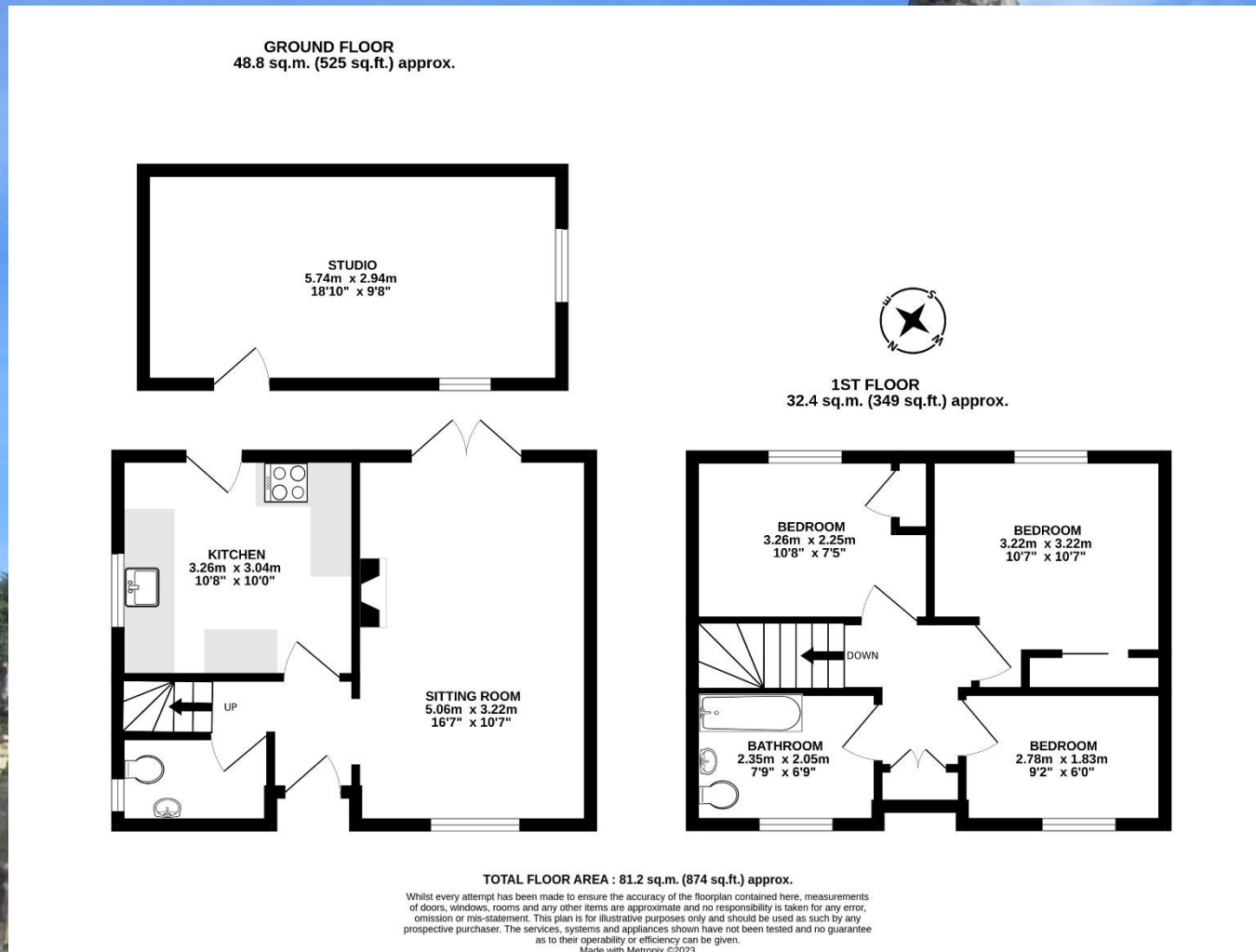
## VIEWINGS

Strictly by appointment, only with Boatwrights.

Please do get in touch to ask us about our 'Safe Viewings Guidelines'.

01747 859 359 [www.boatwrights.co.uk](http://www.boatwrights.co.uk).





#### Important Notice

These 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. All measurements and the proportions of the floor plans provided are approximate.

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