Boatwrights Estate Agents

Becketts Lane, Chilmark

Asking Price: £695,000

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Greystones, Becketts Lane, Chilmark, Salisbury, Wiltshire, SP3 5BD

What 3 Words: homelands.charmingly.sports

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Key Features

- Immaculately Presented Grade II Listed Countryside Residence
- Within the Heart of a Desirable Nadder Valley Village
- Large Sitting Room with Inglenook Fireplace
- Kitchen Breakfast Room, Leading into Garden Room
- Four Double Bedrooms, Two Bathrooms Plus Downstairs WC
- Detached Garage with Plumbing for Utilities & Loft Storage
- Private Driveway Parking, Stunning South Westerly Facing Garden

Tenure: Freehold | EPC Rating: Exempt | Council Tax Band: G|

Services: The property is connected to mains electricity, water and drainage. There is oil fired central heating, and an inglenook fireplace in the sitting room. The roof was rethatched in 2017.

Location

Chilmark is an exceptionally pretty village, which lies in the Cranbourne Chase Area of Outstanding Natural Beauty. There is a well-regarded primary school in the village, an enthusiastic cricket club, a 15th century pub (The Black Dog), and historical church dating back to the 12th century. The village is located 2.5 miles south of the A303, with excellent road links to London and the West Country and 3 miles from Tisbury with good rail connections to London Waterloo (110mins) and Exeter (105 mins).

Salisbury, 12 miles away, has a comprehensive range of shopping, leisure and entertainment facilities as well as a main line station to London Waterloo (85mins). There are also local buses to both Salisbury and surrounding villages.

Nearby Tisbury is the largest village in Wiltshire's Nadder Valley and benefits from an excellent range of facilities including a small supermarket, pharmacist, Post Office, garage/petrol station, a variety of independent retailers, pubs, restaurants and cafes. Other amenities include doctors' surgery, dental practice, library, leisure centre, recreation ground and community groups. The villages of Hindon and Dinton, also close-by, have shops and Post Offices, as well as popular pubs offering high quality food.

Inside the Home

A quintessential grade II listed four bedroom detached cottage believed to date back to the 1600s, full of character and charm located within a plot of approximately 0.2 of an acre.

The immaculately presented accommodation which has been significantly enhanced by the current owners, includes an entrance porch, a very spacious triple aspect sitting room with two inglenook fire places, one of which is used by the current owner, a kitchen breakfast room, which leads into the garden room, downstairs WC, four double bedrooms and two bathrooms.

Externally there is a detached single garage, with power, light and plumbing for utilities, off-road parking and a beautiful south westerly facing garden which has been landscaped by the current owners and is full of colourful planting.

Outside Space

The property is accessed from Beckett's Lane, where you enter onto a gravelled driveway providing off road parking for a couple of vehicles, which in turn leads to the detached single garage which has power and light, and provides plumbing for a utility room. From the driveway you can conveniently access the front door.

The beautifully maintained south westerly rear garden has been transformed by the current owners, and can be accessed via the double doors in the garden room where you step out onto a paved area, perfect for outdoor entertaining and alfresco dining. Steps then lead up to the well cared rear garden that has been thoughtfully landscaped and provides an array of different colourful planting to be enjoyed throughout the seasons. The currently owners have tried to create a very attractive garden whilst keeping maintenance as low as possible.

The private gardens are enclosed to all sides by mature hedging and the plot in total expands to approximately 0.2 of an acre.

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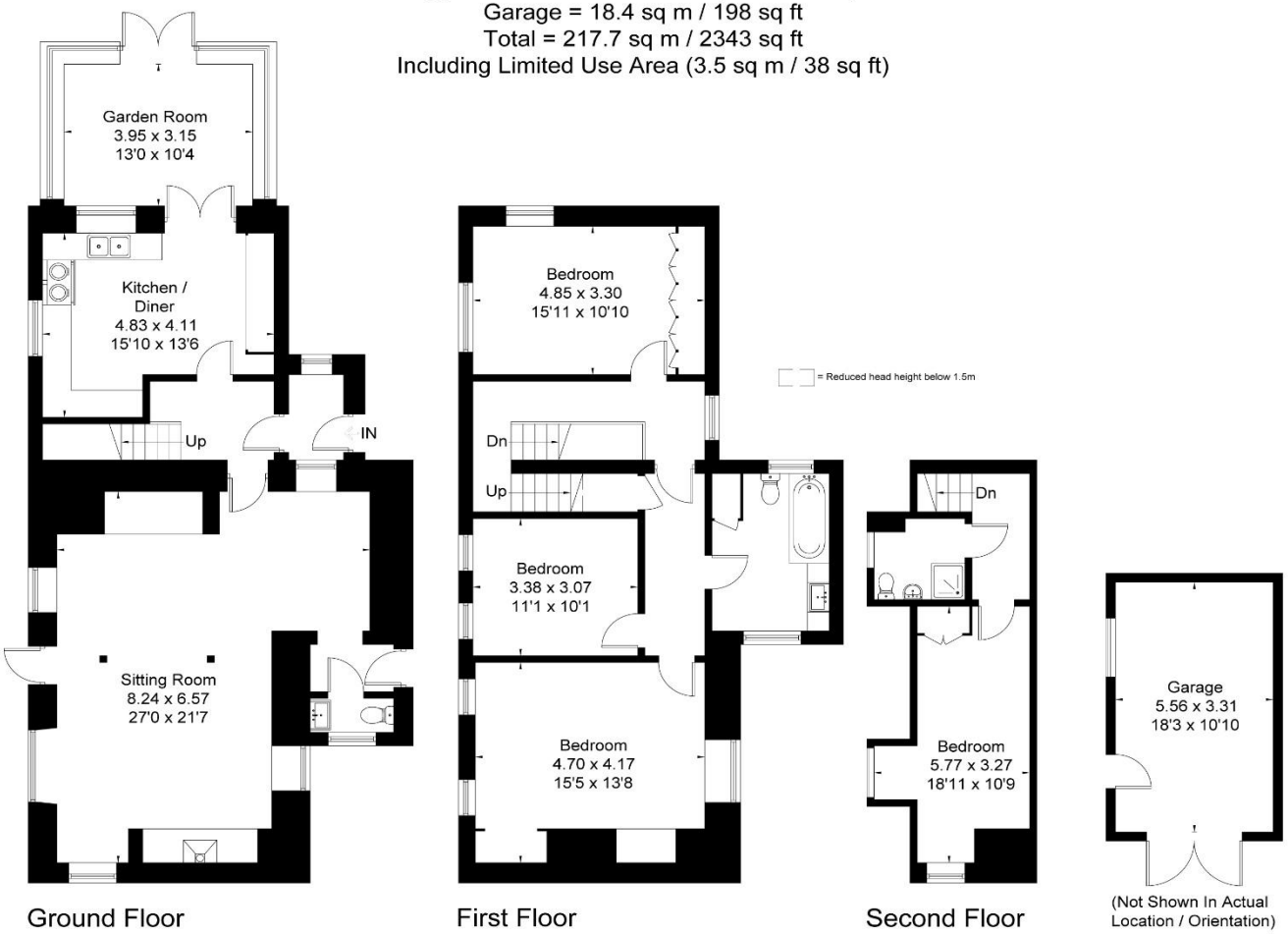
Approximate Area = 199.3 sq m / 2145 sq ft
Garage = 18.4 sq m / 198 sq ft
Total = 217.7 sq m / 2343 sq ft
Including Limited Use Area (3.5 sq m / 38 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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.

23 April 2026