



VILLAGE FARM

FROG LANE, CHILMARK, WILTSHIRE, SP3 5BB

Boatwrights
Estate Agents





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Summary Of Accommodation

- A Charming Character Family Home
- Fabulous Open Plan Living Space
- Formal Sitting Room with Inglenook Fireplace
- Four Bedrooms
- Two En Suites
- Family Bathroom
- Studio
- Workshop
- Double Garage

Description

This charming and beautifully presented Grade II listed character home is located in the heart of Chilmark. We believe dating back in parts to the mid 17th Century and having been greatly improved over the years both internally and externally, the property offers surprising accommodation and a blend of traditional and modern styles. To the ground floor there is a superb open plan kitchen/dining/living space with a more formal sitting room featuring an inglenook fireplace, alongside a cloakroom and utility room. To the first floor there are four well-proportioned bedrooms, one of which enjoys a vaulted ceiling and internal bathroom. The principal bedroom also benefits from an en suite shower room, and there is a further study area and family bathroom.

The property also offers a workshop with attached studio and mezzanine level, accessible from the garden and perfect for use as a home office or hobbies room. The double garage, with vehicular access from the rear of the property is accessed via a door from the garden and offers plenty of space for parking and storage.





Location

Chilmark is an exceptionally pretty village, which lies in the Cranbourne Chase National Landscape. There is a well-regarded primary school in the village, an enthusiastic cricket club, 15th century pub, 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.

Outside

To the rear there is a private driveway providing parking for several cars and an additional driveway to the front of the property. The rear garden is a very pretty, fully enclosed and walled. Facing south, predominantly terraced with flag stones, it boasts a mature wisteria and grapevine with attractive sitting areas, and is ideal for outdoor entertaining. Raised beds and flowering borders alongside a rill and water feature, including a well.

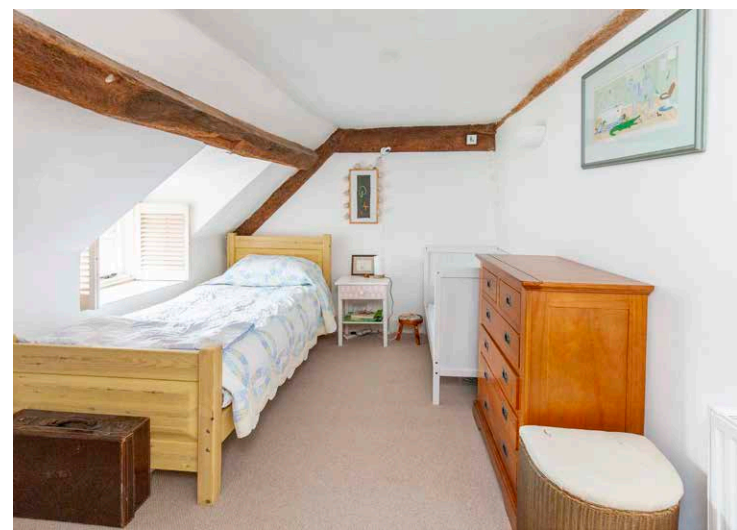
Tenure: Freehold

Services: The property is connected to mains electricity, water and drainage. There is oil fired central heating as well as a wood burning stove in the sitting room.

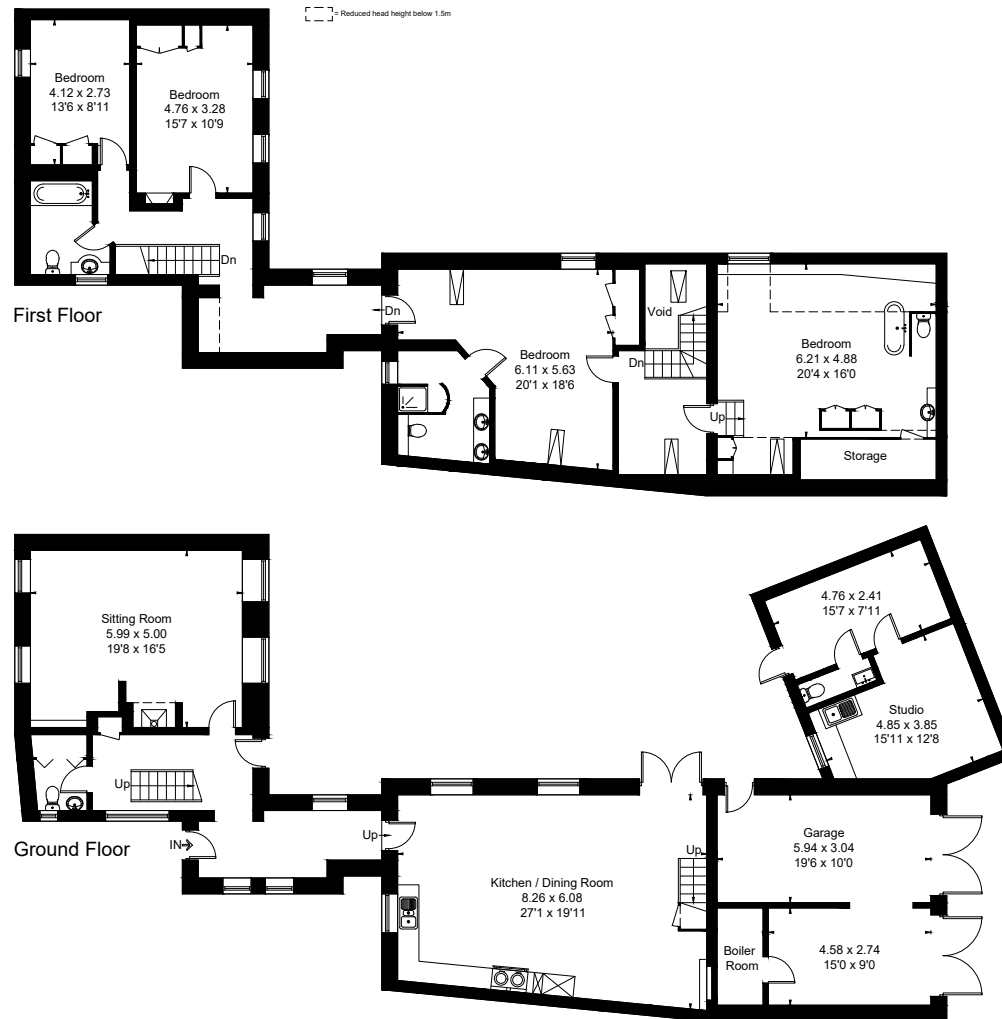
Local Authority: Wiltshire Council, Band F.

Viewing: Strictly by appointment, only with Boatwrights. 01747 859 359. www.boatwrights.co.uk





Approximate Floor Area = 241.1 sq m / 2595 sq ft
Garage = 37.4 sq m / 402 sq ft
Outbuilding = 29.2 sq m / 314 sq ft
Total = 307.7 sq m / 3311 sq ft (Excluding Void)



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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. January 2026