



94 Ridge

Chilmark, Salisbury, Wiltshire SP3 5BS

A 2 bed semi detached cottage

A former workers cottage located in the much sought after hamlet of Ridge. There is a pretty garden to the front of the property and a shed at the back of the property. Shared parking is on the driveway at the end of the garden.

£1250 per calendar month | Available 1st January 2026

t. 01747 820246

w. fonthill.co.uk



**94 Ridge
Chilmark
Salisbury
Wiltshire
SP3 5BS**

Description & Location

A pretty 2 bed semi detached former workers cottage located in the beautiful hamlet of Ridge. Ridge offers a wonderful community, walks in all directions and easy access to the A303 and Tisbury Station, both taking you to London Waterloo and the South Coast. Tisbury, the nearest town, offers a mini supermarket, butcher, wine shop, wellness studio, hairdressers and a sports centre. The larger towns of Salisbury, Shaftesbury and Warminster are twenty to thirty minutes away.

Accommodation

ENTRANCE HALL with stairs up to first floor:

LIVING ROOM (4.35m x 3.85m)
with open fire

KITCHEN/DINER (5.31m x 2.42m)
with fitted units, integrated electric oven, hob and extractor fan with space for a dining table

The first floor comprises:

BEDROOM ONE (4.31m x 2.92m)

BEDROOM TWO (3.55m x 2.56m)

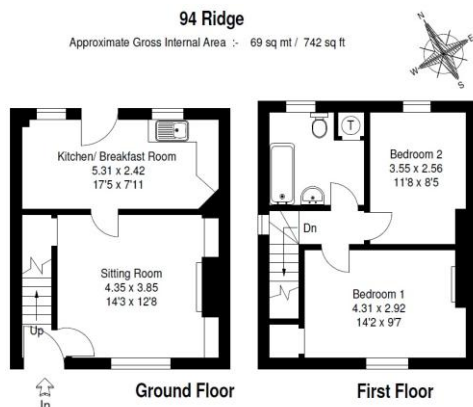
BATHROOM
with shower over bath, hand basin, WC and airing cupboard

Outside

There is a good-sized garden to the front of the property. Access via a side gate to the front door or up the path from the parking area. The garden has a lawn and flower borders and a yard to the rear with a brick shed with water and power for a washing machine. There is parking for two cars on the drive.

EPC

The cottage has an EPC rating 'E40'.



Services and Utilities

The property is heated via oil fired central heating and served by septic tank drainage and water from Estate borehole. Tenant to pay for septic tank emptying and water, recharged by the Landlord on a monthly basis at a cost of £17.65 per calendar month.

Ofcom indicates there is Ultrafast fibre broadband (up to 1000Mbps) available to the property, with Wessex Internet being the only provider. Mobile phone signal is good outdoors and limited indoors and may require a booster. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Fees, Charges & Terms

The rent is £1,250pcm payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £285 is payable to secure the property (see further details and conditions in our fee summary) and £1,440 is payable as a security deposit.

Council Tax Band C – Wiltshire Council.

Availability

The property is available from 1st January 2026.

Restrictions

Pets by negotiation.

Photos



Viewings

Strictly by appointment only through Fonhill Estate 01747 820246.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

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