
3 Chapel Lane

A HOUSE THAT COMBINES TRADITIONAL CRAFTSMANSHIP WITH EVERYTHING YOU WANT FROM A MODERN HOME.

From the outside, 3 Chapel Lane has all the charm and character of a traditional Wiltshire village house, with its attractive Chilmark stone detailing, classic proportions and beautiful oak joinery. Step inside, however, and you discover a wonderfully light, contemporary home with over 2,000 square feet of thoughtfully designed accommodation.



Built in 2008 by the highly regarded Classic Architecture Company, the house occupies part of what was once the orchard belonging to Yew Tree Cottage on Wylye Road.

The attention to detail is evident throughout, from the deep window sills and solid oak doors to the beautiful wooden staircase and flooring. There is also underfloor heating throughout which adds a level of comfort that makes the house as practical as it is attractive.

Tucked away in a small no-through lane serving just six houses, the setting is wonderfully peaceful. A neatly maintained beech hedge frames the front garden and a covered porch and attractive glazed front door create a lovely first impression.

One of the things that immediately stands out is how beautifully the ground floor flows. The impressive open-plan kitchen, dining and living room stretches from the front to the rear of the house, creating a wonderfully sociable space that feels light, open and welcoming.

It's easy to see why this is the space the owners love most – somewhere everyone can gather, whether for everyday family life or a house full of friends.



The contemporary kitchen is fitted with an extensive range of black gloss units, complemented by a large central island with plenty of storage and a separate vegetable preparation sink.



There's a double oven, induction hob with extractor above, integrated fridge, freezer and dishwasher, and a stainless steel Franke sink. It's a kitchen designed for people who enjoy cooking, with plenty of preparation space and everything close at hand.

A separate utility room has a contemporary raised Belfast-style sink, plenty of space for coats and outdoor belongings, and a door leading directly into the garden.





Beyond the kitchen, the open-plan dining and living area offers enormous flexibility. There's plenty of room for a substantial dining table and comfortable seating and the space can easily be arranged to suit the way you live. French doors open directly onto the south-west-facing terrace, making it particularly lovely for entertaining when the weather is warm. A feature gas fire adds another focal point to this welcoming room.



The separate sitting room is another lovely room with solid wood flooring and large glazed double doors opening onto the terrace and garden. Sunshine pours in during the day, and the log burner makes the room feel wonderfully cosy on winter evenings.



At nearly 25 feet long, there's plenty of flexibility in how this room can be furnished, whether for family evenings, entertaining or simply finding a quiet corner to relax with a book.



The solid wooden staircase leads to a particularly lovely first-floor landing. It's unusually light and spacious, with enough room to accommodate a desk or reading area without compromising access to the bedrooms.

The principal bedroom is a beautifully proportioned room with excellent storage, including a large airing cupboard, and a spacious en-suite wet room with a fully tiled walk-in shower.





WITH FOUR BEDROOMS, THREE BATHROOMS AND PLENTY OF BUILT-IN STORAGE, THE FIRST FLOOR WORKS JUST AS WELL AS THE LIVING ACCOMMODATION BELOW.







Bedroom two is another comfortable double, with its own en-suite bathroom featuring a shower over the bath.

The two remaining bedrooms are both versatile rooms, ideal for children, guests or working from home. They share an en-suite Jack and Jill shower room, accessed directly from both bedrooms, making this a particularly practical arrangement for family living or visiting guests.



The practical side of everyday life has been equally well thought through with two en-suites, a family bathroom and downstairs w/c all beautifully finished to the highest standards









OUTSIDE, THE GARDEN IS A REAL DELIGHT.

Facing south-west, it enjoys sunshine for much of the day and has a large paved terrace. With French doors opening from both the sitting room and the open-plan kitchen/living area, the terrace feels like a natural extension of the house during the warmer months.

It's easy to imagine long summer lunches here, friends gathered around the table or simply sitting outside with a cup of coffee enjoying the garden.

Beyond the terrace, a lovely lawn is surrounded by beautifully maintained flower beds and established planting. Roses, fuchsias, delphiniums and lavender bring colour and fragrance through the seasons, while mature shrubs, cherry trees and an apple tree add structure and interest.



For anyone who enjoys growing their own produce, there are raised vegetable beds, a greenhouse and fruit netting as well as a useful garden shed.

There is a side access gate, as well as a door leading directly from the garden into the attached garage. The garage has light and power, houses the boiler and benefits from useful loft storage above.

At the front of the house there is driveway parking for two cars in front of the garage, plus two additional private parking spaces in the lane immediately outside the house.



The garden feels wonderfully private and established without being overwhelming to maintain. Beyond the trees at the far end of the garden, the railway line runs along an embankment, and every now and then you might be lucky enough to spot a steam train passing by.



AND THEN THERE'S THE VILLAGE ITSELF.

Hanging Langford sits in the beautiful Wylye Valley and is surrounded by some of South Wiltshire's loveliest countryside. It's a genuinely friendly village with a strong sense of community and a busy village hall that brings neighbours together throughout the year.

For anyone who enjoys walking, cycling or simply being outdoors, the location is hard to beat. There are lovely walks along the River Wylye, through Grovely Woods and across the surrounding countryside.

Langford Lakes Nature Reserve is close by and particularly popular with birdwatchers and nature lovers.

There are also some excellent country pubs within easy reach, including The Bell at Wylye which has its own microbrewery, The Royal Oak at Great Wishford and The Boot at Berwick St James.

Despite its peaceful setting, Hanging Langford is well placed for everyday life. Salisbury is within easy reach, with its shops, restaurants, cultural attractions and mainline railway station providing services to London Waterloo.

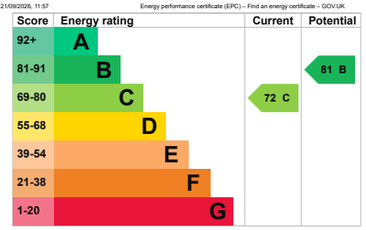
Families have access to a wide choice of schooling in the surrounding area, from traditional village primary schools to comprehensive, grammar and independent schools.



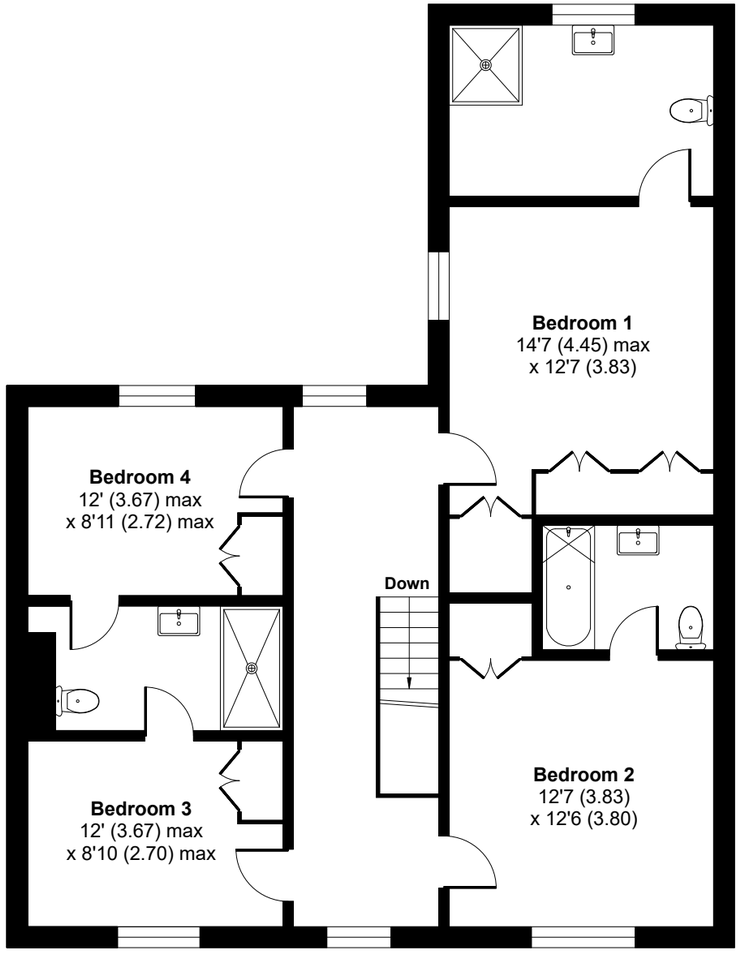


WYLYE ROAD, HANGING LANGFORD, SALISBURY, SP3 4PP

- Detached four-bedroom home built in 2008 by the Classic Architecture Company
- Approximately 2,036 sq ft (189.1 sq m) of accommodation
- Quiet no-through lane serving just six houses
- Traditional architectural detailing, oak joinery and solid wood flooring
- Impressive open-plan kitchen, dining and living space with central island
- Separate 24 ft sitting room with wood-burning stove and garden access
- Four bedrooms, all with fitted wardrobes and direct access to en-suite facilities
- Private south-west-facing garden with large entertaining terrace
- Friendly Wylye Valley village with beautiful countryside walks nearby
- Parking: Attached garage, driveway parking for two cars and additional private parking on the lane
- EPC rating C
- Tenure: Freehold
- Wiltshire Council Tax Band G
- Main Drainage & Water
- Oil-fired underfloor heating throughout
- Wessex alarm security system



GROUND FLOOR



FIRST FLOOR

Approximate Area = 2036 sq ft / 189.1 sq m

Garage = 205 sq ft / 19 sq m

Total = 2241 sq ft / 208.1 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).

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