Boatwrights Estate Agents

Ebbesbourne Wake

Asking Price: £550,000



12 High Street, Shaftesbury, Dorset, SP7 8JG | 01747 213106 | www.boatwrights.co.uk

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Wavertree , Ebbesbourne Wake, Salisbury, Wiltshire, SP5 5JB

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Key Features

- No Forward Chain
- Exciting Opportunity To Create A Unique Family Home
- Formally Two Cottages Converted To One Dwelling
- Modernisation Required Throughout
- Highly Sought-After Village Within The Cranborne Chase
- Over 2000sqft Of Accommodation

Tenure: Freehold | EPC Rating: F | Council Tax Band: F |

Services: Oil fired central heating. Private drainage.

Location

Ideally situated within the small and unspoilt village of Ebbesbourne Wake, at the western end of the Chalke Valley within the Cranborne Chase National Landscape and Area of Outstanding Natural Beauty. The village has a Church, St John the Baptist, that dates back to the 13th Century, a well renowned family run public house (The Horseshoe Inn), an active village hall and thriving village community. Nearby, the village of Broad Chalke offers a comprehensive range of village amenities including a highly regarded primary school, post office and stores, church and doctors' surgery and the annual internationally renowned Chalke Valley History Festival. More extensive amenities can be found approximately 12 miles away at the beautiful Cathedral City of Salisbury, the iconic North Dorset Saxon hill top town of Shaftesbury is 10 miles and Tisbury, with its eclectic shops, mini-supermarket, delhi and butcher, is a convenient 6 miles.

Overview

Providing over 2000sqft of accommodation, Wavertree Cottage offers an exciting opportunity to modernise and create a quite superb family home situated within the highly desirable village of Ebbesbourne Wake.

Inside the Home

Formally two dwellings, the property now presents an abundance of versatile living and bedroom quarters to include four reception rooms, six bedrooms and three bathrooms making a fantastic opportunity to remodel a home to suit a variety of homeowners needs.

Outside Space

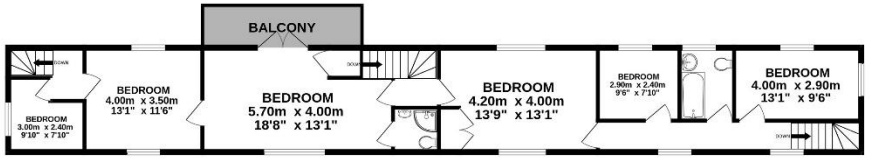
Front: A gated driveway is located to the western edge of the building whilst a further driveway is positioned to the eastern side allowing for ample off-road parking options. In addition, there are several useful outbuildings including a workshop with power and light.

Rear: Predominantly laid to lawn whilst backing onto open countryside, the rear gardens are a good size and can be considered blank canvas to appeal to a wide range of homeowners.

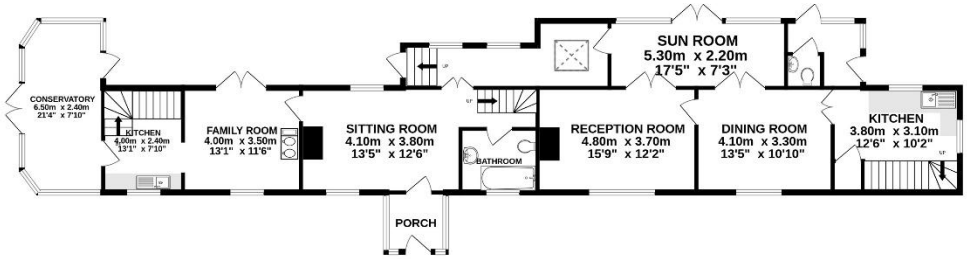
Strictly by appointment only via Boatwrights Estate Agents.
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1ST FLOOR
80.5 sq.m. (867 sq.ft.) approx.



GROUND FLOOR
120.0 sq.m. (1291 sq.ft.) approx.



TOTAL FLOOR AREA : 200.5 sq.m. (2158 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

20 March 2026