



SUNSET HOUSE, TOP ROAD, EBBESBOURNE WAKE, SALISBURY SP5 5JP

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BAXTERS
PROPERTY & LAND AGENTS



SUNSET HOUSE, TOP ROAD, EBBESBOURNE WAKE, SALISBURY SP5 5JP

PRICE GUIDE: £650,000

Here we have Sunset House, an intriguing property comprising of a detached modern family home with an adjoining former commercial garage and a large plot all located within the attractive Chalke Valley village of Ebbesbourne Wake.

The house is a detached dwelling of generous proportions built, we believe, during the 1950s. The property is fully double glazed and centrally heated via an oil fired boiler to radiators. The accommodation comprises of a good size entrance hall, sitting room with fireplace, a separate dining room, modern kitchen, three double bedrooms and a family bathroom.

Adjoining the house is a substantial (former commercial) premises which was in use for many years as Gylven Garage; the original premises which were located on the opposite side of the road and the current building have been the base for this well known local family business from its founding in 1922 until the current family members retirement in 2004. The building comprises of a large open garage and workshops, inspection pits, a mezzanine store, and an office/reception. It may be possible for the building to be separated from the house and considered suitable for redevelopment subject of course to obtaining the relevant planning consents.

The whole property, amounting to approximately 3,600 sq.ft, is situated within a plot of about .60 acre and enjoys a fabulous, elevated position with far reaching views over the surrounding countryside. The frontage is open plan would have served as a forecourt and vehicle parking. The land to the rear is entirely laid to lawn with mature shrubs, trees, and established hedgerows.

Sunset House is a truly interesting property which may appeal to a range of private purchasers, business users, and developers. Appointments to view are strictly by appointment through the selling agents.

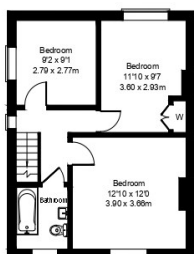
LOCATION: Ebbesbourne Wake is nestled in the Chalke Valley within the Cranborne Chase National Landscape and Area of Outstanding Natural Beauty, and is a highly desirable village surrounded by beautiful countryside. The village has a 14th Century church with village hall, as well as the renowned Horse Shoe Inn. The neighbouring village of Broadchalke has a sought after play school and a well regarded primary school, a community shop and post office. Railway stations are available in nearby Tisbury (6 miles) as well as Salisbury, both providing access to London and the west country. By road the A303 is approximately 9 miles to the north giving access to the motorway network.

DIRECTIONS: Leaving from Salisbury take the A354 Coombe Road heading towards Blandford. After approximately 3 miles as you come into Coombe Bissett turn right into Drove Lane. Continue through to Bishopstone and Broadchalke. Continue on the road for approximately 8 miles. Upon entering Ebbesbourne Wake take the 'upper road' turning on the right hand side and proceed for a short distance where Sunset House can be found on the right hand side clearly identified by the BAXTERS For Sale sign.

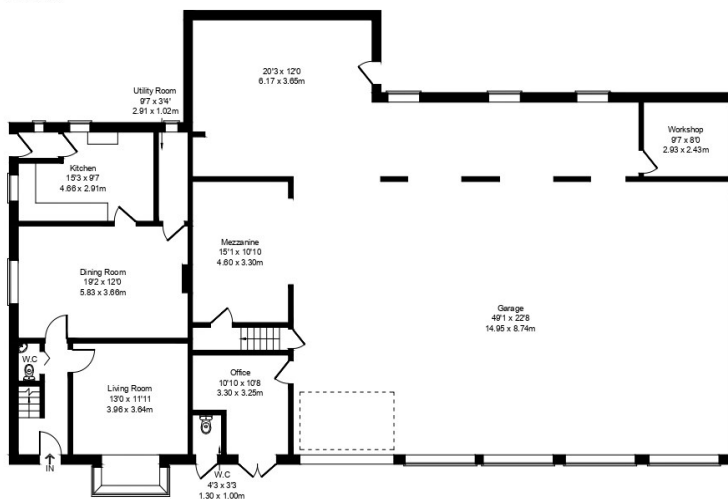


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Approximate Gross Internal Area = 1148 sq ft - 107 sq m
Office/Garage & Workshop = 2452 sq ft - 228 sq m
Total = 3600 sq ft - 335 sq m



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band B: £1,877.89 for year 2026/2027 . All mains services connected. Private Drainage. Oil Central Heating . Double Glazed.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The 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. Ref: 10840

