WHITES

2 The Cross

2, The Cross, Berwick St. John, Shaftesbury, SP7 0HA

Lovely stone cottage, full of period character together with spacious rooms situated in the heart of the village.

- Sought After Village
- Period Stone Cottage
- Five Bedrooms
- Character Features
- Three Reception Rooms
- Farmhouse Kitchen
- Large Garden
- Parking
- Oil Central Heating
- No Onward Chain

Guide Price £750,000

5 2 2

About The Property

A superb five bedroom family house situated in the heart of this picture postcard village, just three miles off the A30 and five miles from the historic market town of Shaftesbury. The village is surrounded by beautiful countryside and has a thriving community. It is ten minutes from Rushmore Park golf club and Sandroyd prep school. The cottage has been imaginatively extended and improved over the years whilst retaining many original features and period charm.

A covered front porch leads into the entrance hall with stairs to first floor and door to large study with bay window to front, parquet flooring and fireplace with wood burning stove. On the other side of the hall is the Dining Hall with quarry tiled floor and fireplace with wood burning stove and dresser to side. This leads into the large kitchen/breakfast room with excellent range of bespoke wooden units, 5 burner gas range, dishwasher, space for American fridge/freezer, butlers sink, ceramic sink, downlighters and part tiled walls. This leads through to the sitting room which has a light filled double aspect with French doors to the south facing garden, built in cupboards and dressers, fireplace with woodburning stove and wooden flooring. There is a rear hall with door to side garden, a utility room with space and plumbing for washing machine and tumble drier, built in cupboards and oil boiler for heating and hot water and finally a cloakroom.

On the first floor, there are five good sized bedrooms, two Victorian styled bathrooms, one of which has a large, walk-in cubicle with thermostatic shower. Further stairs lead up to a substantial attic/playroom with restricted head height but ideal teenager space.

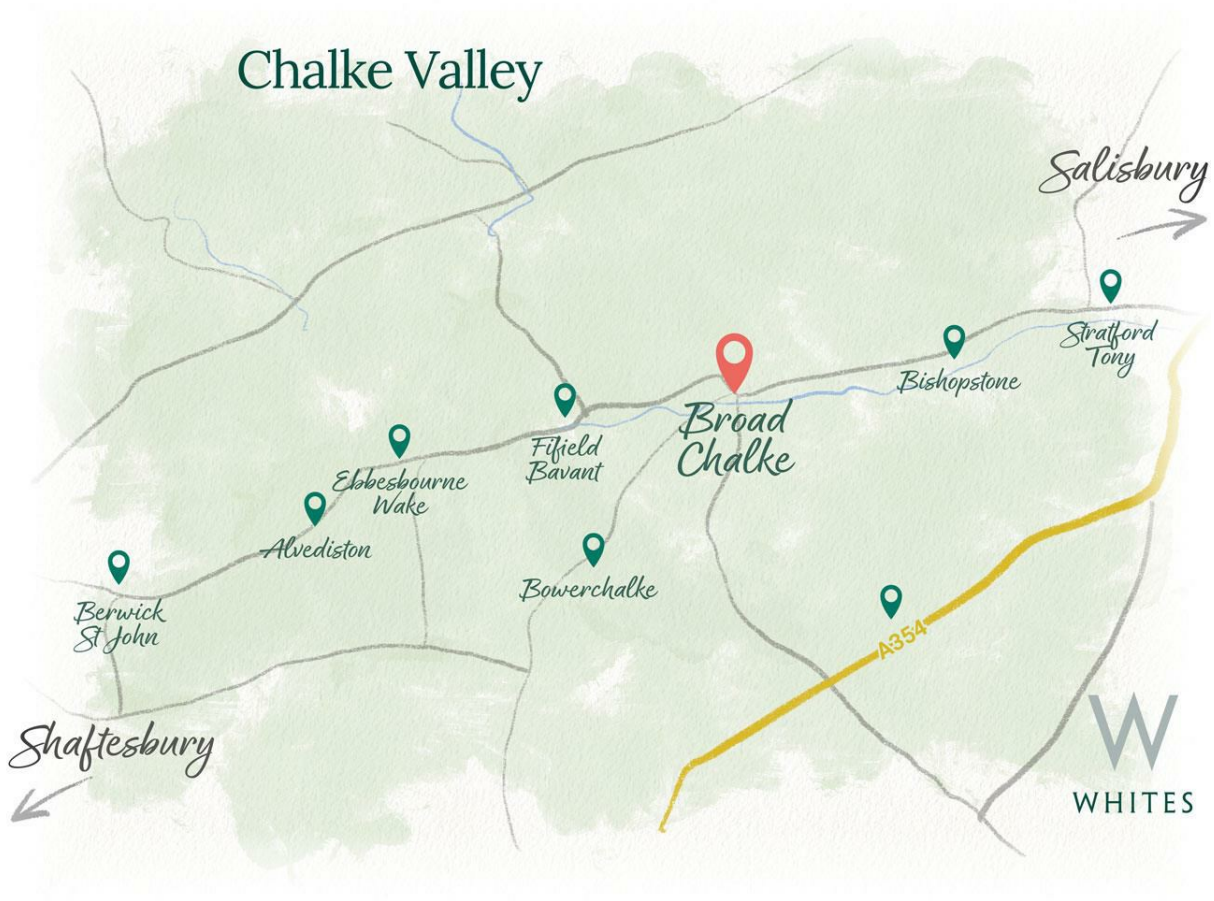
The property is approached through a wrought iron gate into the front garden with brick path to front door, flower beds, lawn and shrubs. A side pedestrian path leads to the large south facing garden mainly laid to lawn with sunny brick terrace, raised flower beds and enclosed by walling and hedging. Double gates at the rear lead into the gravelled parking area. Two garden sheds, outside lighting and water tap.

Location

Berwick St John is an idyllic village nestled in the Cranborne Chase National Landscape, surrounded by open countryside with far-reaching views—on a clear day, as far as the Isle of Wight. With the rivers Ebble and Nadder rising nearby, the landscape is rich in natural beauty and steeped in history.

Despite its rural setting, Berwick has a strong and active community centred around its church, village hall and much-loved pub, The Talbot Inn, a 17th-century inn with characterful features and a welcoming atmosphere. The village hosts a range of seasonal events, including a Harvest Festival, Burns Night and the Berwick Bake-Off, as well as the popular Berwick St John Country Fayre, which draws steam enthusiasts from across the region.

Nearby Ludwell offers day-to-day amenities, while road, rail and bus links provide excellent access to Shaftesbury, Salisbury and beyond.



Southampton Central: 32 mins
Bath Spa: 1 hr
London Waterloo: 1 hr 27 mins

Salisbury: 33 mins
Bath: 1 hr 7 mins
London: 2 hr 27 mins

Local public house: 2 mins
Local amenities: 4 mins

Key Information

Local Authority:
Wiltshire Council

Council Tax:
Band: E - £2981.68 (2026/2027)

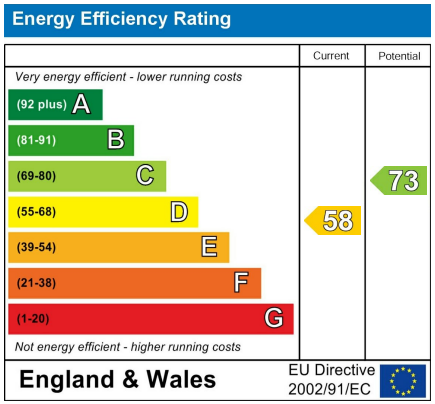
Tenure:
Freehold

Floor Area:
2497.20 sq ft

Services:
Private drainage, mains electricity and water.

Heating:
Oil fired central heating

Directions:
From Salisbury take the A36 turning left at the roundabout and proceed through Wilton. Continue on the A30 for about 12 miles and turn left signposted to Berwick St John and Alvediston. At the T-junction turn left and continue into the village. Turn first left into Luke Street where the property will be found immediately on the left.

EPC:


What3Words:
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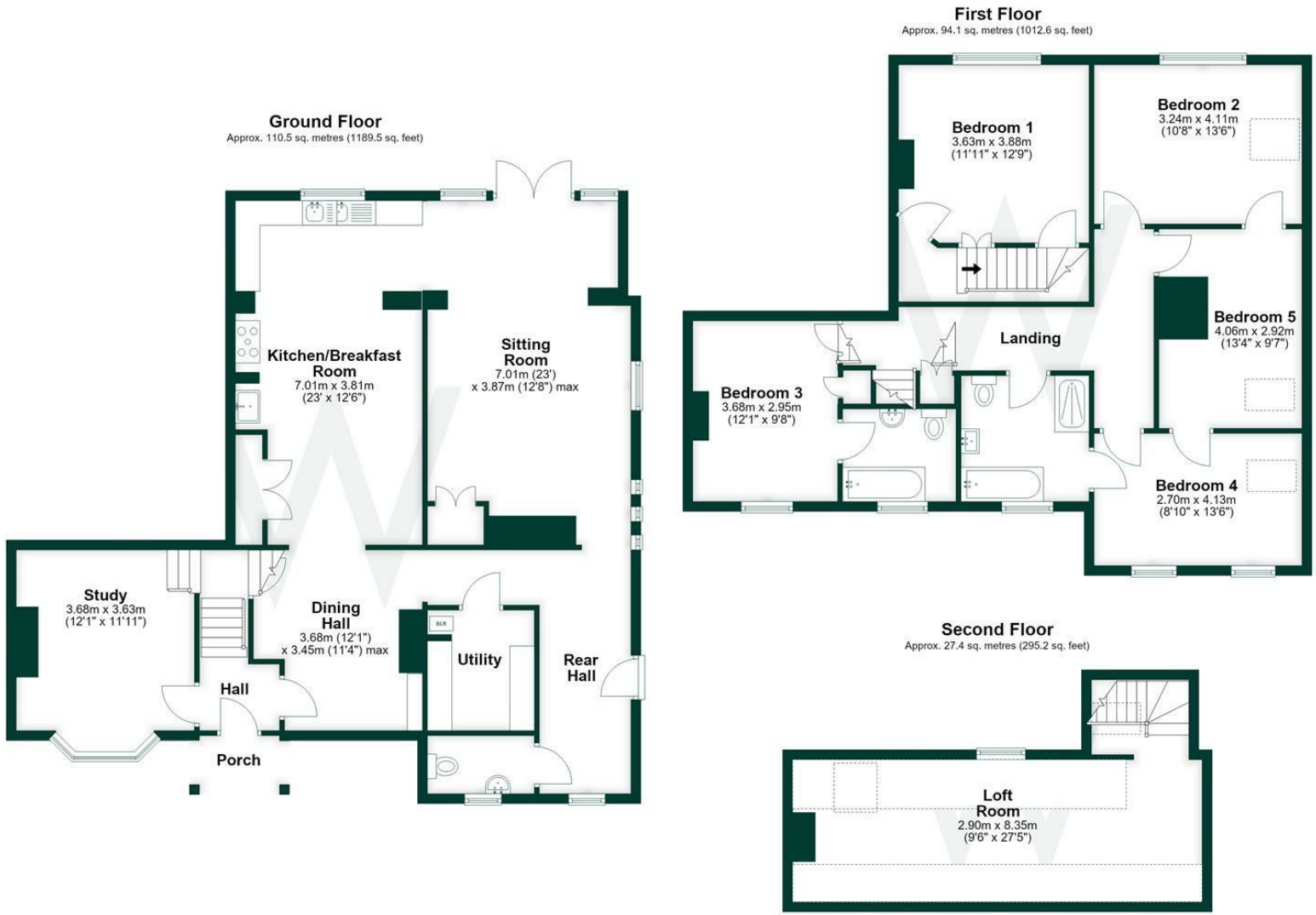

Total area: approx. 232.0 sq. metres (2497.2 sq. feet)

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