



Highcroft  
Cowdrove, Chilmark



# Highcroft

Cowdrove, Chilmark, Sp3 5AJ

*An impressive modern detached property situated on the edge of this popular Nadder Valley village.*

Drawing room • Dining room • Kitchen/breakfast room  
Study • Utility room • Cloakroom • Master bedroom with en suite  
bathroom and dressing room • Four further double bedrooms  
Family bathroom

Double garage • Ample parking • Potting shed  
Front and rear gardens • Countryside views

## **Description**

Dating from 1980, Highcroft offers well-proportioned accommodation that has been refurbished by the current owner creating a comfortable and practical family home. The principal reception rooms lead off from the central hall and are predominantly west facing enjoying views over the garden and rolling countryside beyond.

A generous double aspect sitting room has a large Jetmaster open fireplace and sliding doors leading to a terrace area with awning over, perfect for al-fresco dining. The double doors lead through to the light, spacious dining room with large windows out to the garden creating an ideal entertaining space. The office/ study provides ample space for 2 people to work concurrently. The kitchen/breakfast room has a good range of fitted units with space for cooker, fridge/freezer and dishwasher and has a back door to the garden. A utility room adjoins the kitchen with another access leading to the integral double garage. On the first floor a generous landing sweeps around to the master bedroom which benefits from a dressing room and en-suite bathroom. There are four additional double bedrooms which are facilitated by the large family bathroom. A feature of the property is the generous room sizes, high ceilings and ample windows providing a light and airy feel.

The house sits centrally within its plot, totalling just over 0.4 acre with a tarmac parking area to the front and well tended gardens both front and rear with the added benefit of a potting shed/ wood store. The garden is mainly laid to lawn with well stocked herbaceous borders and bounded by a plethora of mature shrubs, trees and hedges designed to maximise privacy whilst providing uninterrupted views of the rolling countryside beyond.

## **Directions (SP3 5AJ)**

From Salisbury proceed west along the A36 Wilton Road and at the roundabout to the north of Wilton turn left on to the A30 towards Shaftesbury. Continue until you reach the village of Barford St Martin and turn right on to the B3089 signed to Teffont and Dinton. Pass through the villages of Dinton and Teffont. Upon entering Chilmark, turn right immediately after passing The Black Dog pub on your right. Continue up the hill and the entrance to Highcroft will be on your left after 0.1 miles.





### ***Situation***

Highcroft occupies an elevated position on the northern edge of the beautiful village of Chilmark in this much sought after part of west Wiltshire. The village sits within an Area of Outstanding Natural Beauty which is highly regarded for its undulating countryside, flora and fauna. Chilmark benefits from a pub, The Black Dog, primary school and church with the larger village of Tisbury about 3 miles away providing excellent everyday facilities, including Post Office, Co-op, Deli, Florist, Chemist, Doctor, Dentist and Garage. Tisbury also offers a mainline Station to London Waterloo taking from 1 hour 50 minutes. The larger cities of Salisbury and Bath provide a more extensive range of shopping and recreational facilities. Communications by road are good with the A303 about 2.1 miles to the north. Sporting facilities in the area include golf courses at Rushmore and South West Wilts. Racing at Salisbury and Wincanton. Hunting with the South and West Wilts. There is an extensive network of bridleways and footpaths locally. A full range of watersports are within easy reach along the Dorset coast. The area is renowned for its range of private schools including St Mary's Shaftesbury, Dauntsey's, Bryanston, Claysmore, Milton Abbey and Sherborne, Port Regis, Sandroyd, Hanford and Hazelgrove. There are also several excellent primary and secondary schools within reach.

### ***Services***

Mains water and electricity are connected to the property. Oil central heating. Mains drainage.

### ***Tenure***

Freehold with vacant possession upon completion.

### ***EPC***

Band D.

### ***Outgoings***

The property is subject to council tax band F.

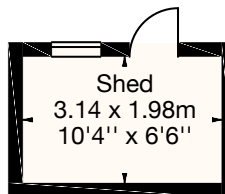
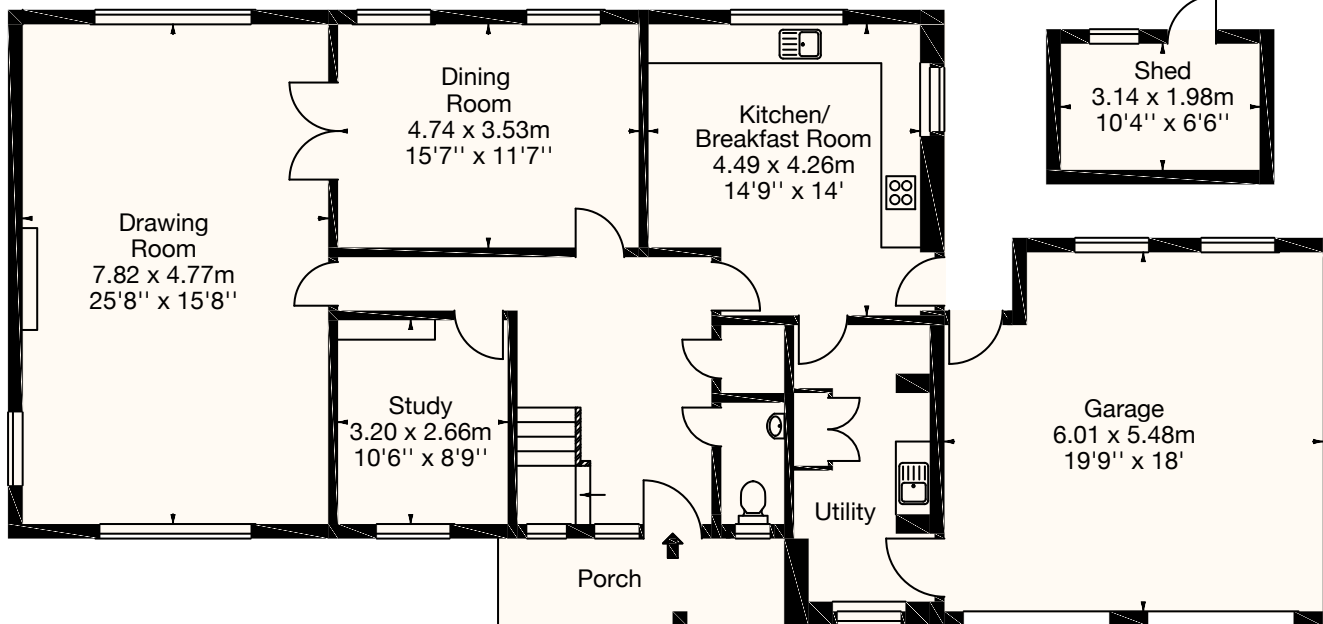
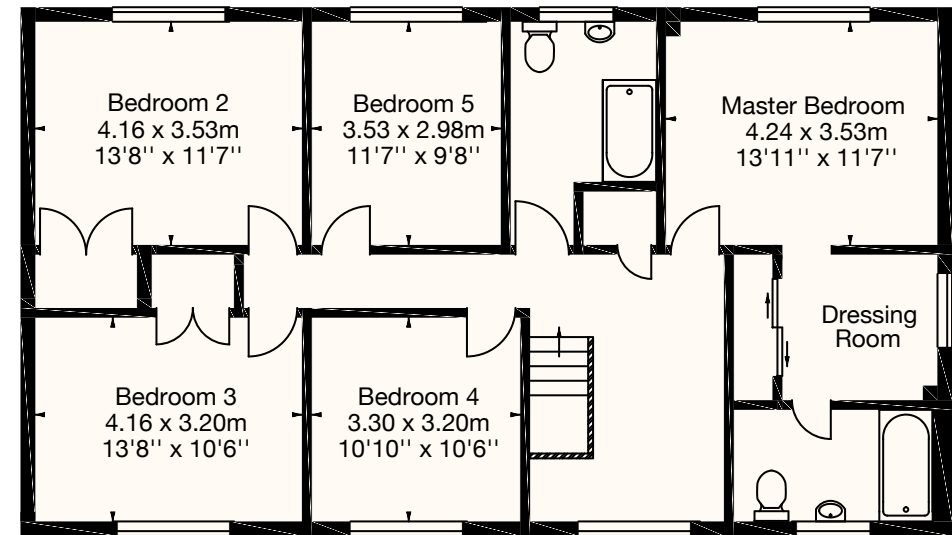
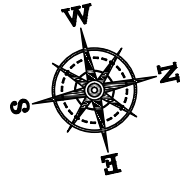
### ***Viewing***

Strictly by appointment with Savills.



Highcroft, Cowdrove,  
Chilmark Sp3 5AJ  
Approx. Gross Internal Area  
2775 Sq Ft - 257 Sq M

Shed  
Approx. Gross Internal Area  
66 Sq Ft - 6 Sq M



#### IMPORTANT NOTICE

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