



# A delightful, thatched village house

The Forge, Church Street, Bowerchalke, SP5 5BE



**Accommodation:** Hall • Drawing Room • Dining Room • Study • Kitchen • Breakfast Room/Snug • Conservatory • Utility Room • Shower Room/WC • Boot Room • Tack Room/Workshop • Principal Bedroom • Four Further Double Bedrooms • Dressing Room • Spacious landing • Family Bathroom • Outbuildings incorporating Three Loose Boxes and Storage Room • Summer House • Shed • Tennis Court • Two Paddocks • In all about 1.75 acres (0.7 hectare)

**Description**

The Forge is a charming stone and brick thatched house. Formerly three cottages with a forge at one end. The original forge was later demolished and the house extended. The central part of the property dates back to the late 17th Century and was Listed in 1986. It boasts extremely flexible accommodation, brimming with character and has huge potential to refurbish and, perhaps, reconfigure to suit.

The front door leads into an entrance hall, via a thatched porch constructed from the local green stone. Internally, the house offers spacious and flexible accommodation, including a well proportioned drawing room with a large inglenook fireplace, housing a woodburner and original bread oven; generous dining room; kitchen with Aga, window seat and original wooden shutters; breakfast room/snug with traditional quarry tiled floor and large inglenook fireplace. Several rooms are double-aspect, allowing for pretty views over the front and back gardens.

Upstairs, the bedrooms are all of a good size and can accommodate a double bed.

There is a dressing area, spacious landing area and family bathroom. There are two staircases which provide flexibility and scope for potentially reconfiguring the first floor to create another bathroom or two. Please refer to floorplans for dimensions and layout.

**Outside**

The Forge sits comfortably in extensive grounds, with stables, two small paddocks of just under one acre and a tennis court. The charming front garden is surrounded by a stone wall and its lawn is flanked by well-stocked borders of flowers and shrubs and several trees, including a magnificent 50 year old Magnolia. The driveway leads, via a five-bar gate, round to the back of the house to a large parking area and also extends up to the outbuildings, housing the stables. From here there is a grassed-over track, offering vehicular access to the paddocks and tennis court beyond, the elevated position of which offer beautiful views in all directions over the surrounding countryside. The majority of the rear garden is laid to lawn, with flower borders, mature shrubs and a vegetable garden.





### **Situation**

The Forge is situated in the centre of the ever-popular village of Bowerchalke. This picturesque village in the Chalke Valley is approximately nine miles away from the Cathedral City of Salisbury and is located within an area of Outstanding Natural Beauty, on the edge of the famous Cranborne Chase. The Church of the Holy Trinity dates back to the 13th Century and William Golding, renowned author of Lord of the Flies, is buried within the grounds. There is a well-established market in the village hall on Saturdays and a fantastic cricket club, popular with all ages. The neighbouring village of Broadchalke has a pub, village shop, doctors surgery and excellent primary school.

Salisbury offers a direct train service to London Waterloo in 85 minutes. Alternatively, trains travel to London Waterloo from Tisbury (9 miles) taking from 108 minutes.

The A303 provides access to the South West and London via the M3; Salisbury is positioned approximately 23 miles from Southampton; Southampton International Airport is approximately 20 miles to the South East and London Heathrow is approximately 70 miles to the East.

The surrounding area boasts numerous excellent schools, both private and state, including the Cathedral School, Chafyn Grove, Godolphin School and Bishop Wordsworth and South Wilts Grammar Schools.

### **Directions**

From Salisbury take the A354 towards Blandford and turn right at Coombe Bissett, towards Broad Chalke. Once in the village of Broad Chalke, turn left opposite the Queen's Head pub and then follow the road round to the right, leaving the village and heading towards Bowerchalke. On arriving in Bowerchalke, The Forge will be found on the right hand side, after approximately ¼ mile.

### **Services**

Mains electricity and water. Private drainage (septic tank). Oil fired central heating.

### **Tenure**

The property is for sale Freehold with vacant possession upon completion.

### **Fixtures and Fittings**

Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale, but may be available by separate negotiation.

### **Local Authority**

Wiltshire Council - 01722 336272

### **Planning/Listing**

The property is listed.

### **Outgoings**

The property is subject to Council Tax Band G

### **Viewing**

Strictly by appointment with Savills.

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**Gross internal Area (Approx)**

**Main House** 277 sq m/2,984 sq ft

**Stables** 93 sq m/999 sq ft

**Total Area** 370 sq m/3,983 sq ft



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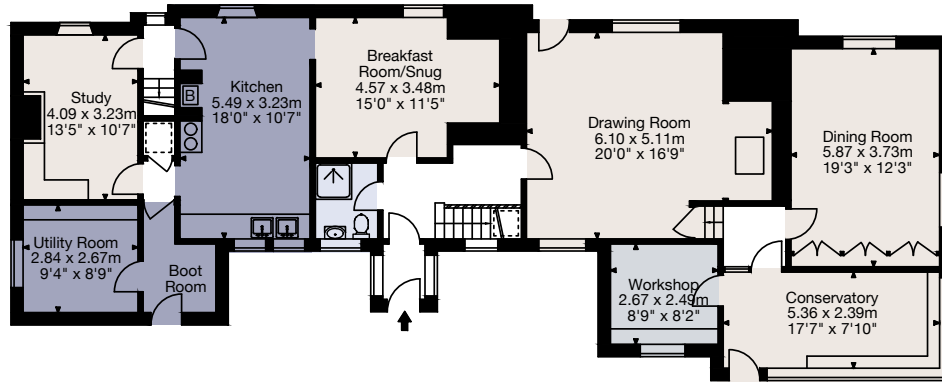
savills.co.uk

**Matt Orchard**

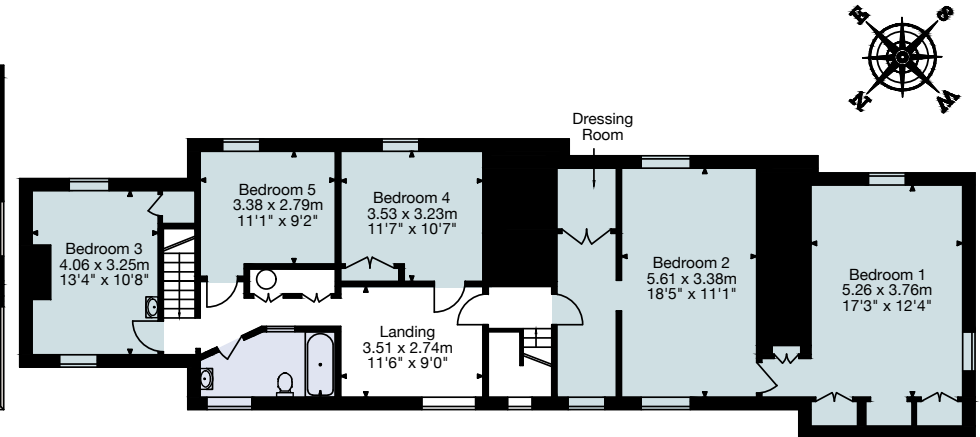
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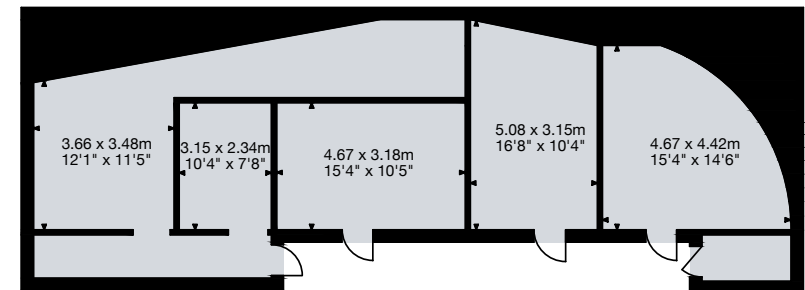
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Ground Floor



First Floor



Stables

For identification only. Not to scale. © 11012021

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