



A charming single-storey cottage in a desirable village

Gardeners Cottage, Pound Street, Ebbesbourne Wake, Salisbury, Wiltshire SP5 5JD

Freehold

savills

Accommodation: Entrance Hall • Sitting Room
Conservatory • Kitchen • Three Bedrooms • Bathroom
Garage • Off Street Parking • Gardens

Description

The cottage, constructed of brick elevations under a slate tiled roof, is positioned to enjoy the south-facing garden. From the timber-framed entrance porch, the hall offers access to all the rooms. The spacious sitting room has a fireplace and parquet flooring, leading through French doors into the adjacent conservatory, with French doors onto the secluded terrace and rear garden. The kitchen, with stable door to the garden, has a quarry tiled floor, a mixture of cupboards and open-shelving and a traditional butlers sink. There are three bedrooms, all with garden views, and a bathroom with a quarry tiled floor.

Outside

Set back from the quiet village road, the property is approached via a gravel driveway, leading to the single garage. The front garden, laid mainly to lawn, has well-stocked flower beds around the boundary and estate railings along the southern edge. Behind the cottage is a gravel terrace area, with an abundance of wild strawberries, and steps up, via box hedging, to a small, secluded rear area of lawn.

Situation and Amenities

Ebbesbourne Wake is a highly desirable village. Nestling at the western end of the popular Chalke Valley, it is tranquil, unspoilt and surrounded by

beautiful countryside, with access to wonderful walks and bridleways. Renowned local pub, The Horseshoe Inn, is a short walk from the cottage. There is also a 14th Century church, nursery school, chapel and village hall. The neighbouring village of Broad Chalke has a sought-after primary school, church, pub and a community run shop and post office.

The beautiful Cathedral city of Salisbury offers a wide selection of shops, restaurants, arts and recreational facilities. Trains from Salisbury to London Waterloo have a journey time of approximately 90 minutes. Racing can be found at Salisbury and Wincanton and golf at Rushmore, South Wilts and High Post.

The A303 provides access to the south west and London, via the M3.

There is a wide selection of both state and private schools in the area, including Salisbury Cathedral School, Chafyn Grove and Godolphin, Claysmore, Dauntseys and Bryanston, as well as Bishop Wordsworth and South Wilts Grammar Schools.





Directions - SP5 5JD

From Salisbury, take the A354 towards Blandford. After approximately 3 miles, as you come into Coombe Bissett, take the right-hand turning into Drove Lane, towards Bishopstone and Broad Chalke. Follow this road for approximately 8 miles and take the "Lower Road" into Ebbesbourne Wake. You will pass the village hall/nursery school on your right and Gardener's Cottage is about 100 yards further, on the right.

Tenure

Freehold.

Local Authority

Wiltshire Council - 01722 336272

Outgoings

The property is subject to Council Tax Band D.

Fixtures and Fittings

Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

Services

Oil fired central heating.

Mains water and electricity.

Private drainage.

Viewings

Strictly by appointment with Savills.



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Gross internal area (approx)

Main House 98 sq m/1,051 sq ft (inc garage)

James McKillop

Savills Salisbury

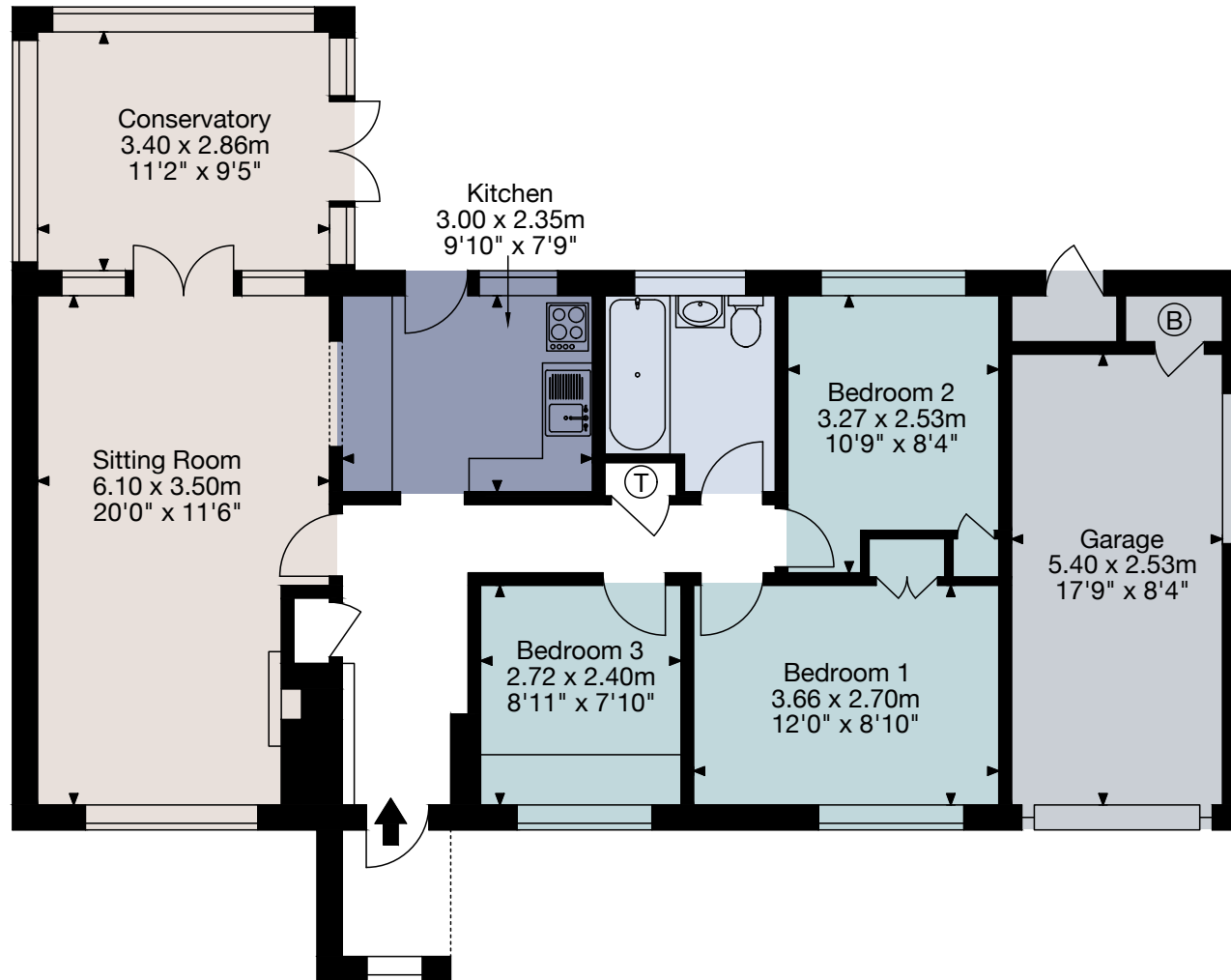
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