



A delightful 16th Century, Grade II listed cottage

Old Rafter, The Drove, Bishopstone, Salisbury, Wiltshire, SP5 4BP

Freehold



Hall • Sitting Room • Dining Room • Kitchen • Cloakroom/
WC • Three Bedrooms • Bathroom • WC • Garage
• Greenhouse

Description

Formerly two cottages, Old Rafter is a pretty brick, stone and flint thatched cottage, retaining many original features, set in a lovely secluded garden. From the lane, a path through the garden leads to an oak front door into the entrance hall. The sitting room has an inglenook fireplace and a part-glazed door into the garden. The dual-aspect dining room also has an inglenook fireplace. A galley kitchen has fitted cupboards, an integrated double-oven, hob and a part-glazed door into a thatched porch to the garden.

The stairs lead up to a landing with a myriad of original beams. The principal bedroom has wonderful views of the surrounding countryside and fitted cupboards and wardrobes. A second double bedroom has a fireplace, fitted cupboards and overlooks the garden. Completing the first floor is a third bedroom, a bathroom and a separate lavatory.

Outside

The vehicular access from the road leads, via a 5-bar gate, to an area of parking in front of a double-length garage. The quintessential cottage garden is secluded and mainly laid to lawn, with deep herbaceous borders of roses, hollyhocks, lily of the valley, lavender and poppies. The cottage has a small gravelled rear courtyard, with a central well.

Situation And Amenities

Bishopstone lies in the sought-after Chalke Valley and is approximately 5.5 miles south-west of Salisbury. The village has a 13th Century church, a Baptist church, an active village hall and a pub. The neighbouring village of Broad Chalke offers a thriving primary school, a pub and a community run shop. Old Rafter is located in a particularly quiet corner of the village, with wonderful walks, up behind the cottage, on to the downs and the famous ancient Drove, that runs from Salisbury to Shaftesbury.

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 is available at Salisbury Racecourse and Wincanton and golf at Rushmore, South Wilts Golf Club and High Post. This area is renowned for its fishing on the River Avon, Test and outlying chalk streams.

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, as well as Bishop Wordsworth and South Wilts Grammar Schools.





Directions - SP5 4BP

From Salisbury, take the A354 towards Blandford. Just before Coombe Bissett, take the right-hand turning towards Bishopstone and Broad Chalke. After approximately 3 miles you will enter the village of Bishopstone. Continue on this road until you see the White Hart pub on your left; turn left directly before the pub into Butt Lane and follow the road round a right-hand bend, the road then swings left, over two small bridges. Continue along this road until you reach The Drove. Old Rafter's will be found on the right-hand side.

Fixtures And Fittings

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

Services

Oil central heating. Mains electricity and water. Private drainage.

Viewing

Strictly by appointment with Savills.

Tenure

Freehold

Local Authority

Wiltshire Council - 01722 336272

Outgoings

The property is subject to Council Tax Band E



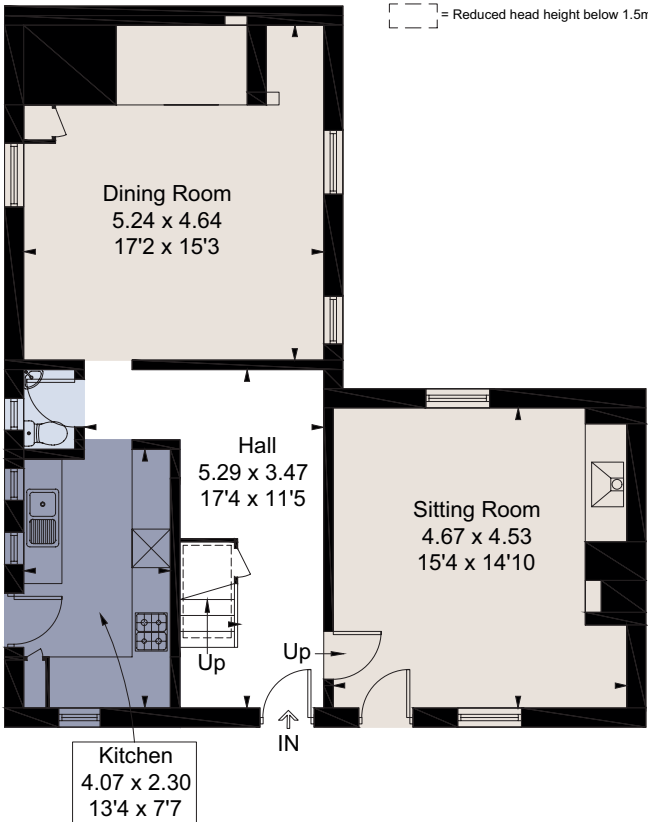
Old Rafter's, The Drive, Bishopstone, Salisbury, Wiltshire, SP5 4BP
Approximate Area 147.3 sq m / 1586 sq ft
Including Limited Use Area (10.7 sq m / 115 sq ft)
Garage 25.9 sq m / 279 sq ft
Total 173.2 sq m / 1865 sq ft



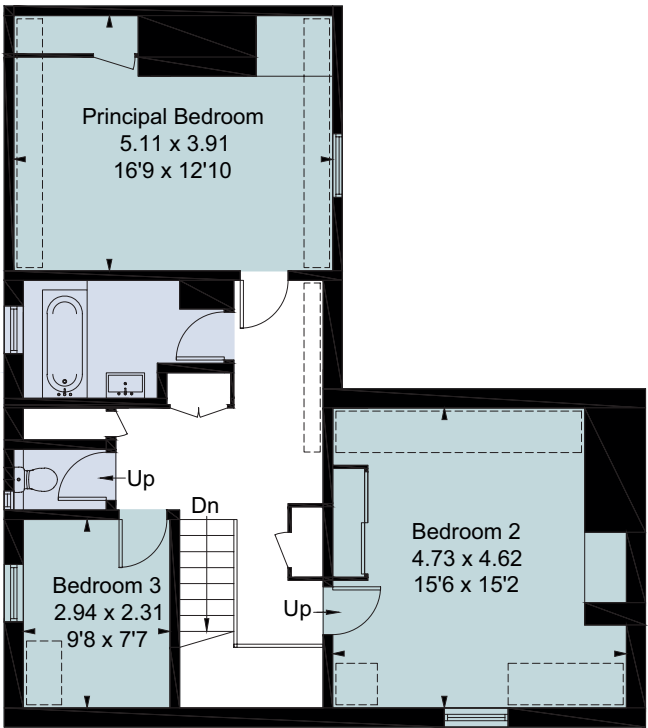
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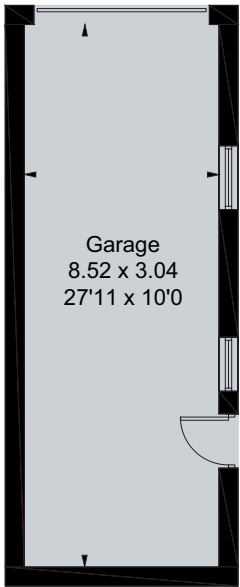
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Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

For identification only. Not to scale. © 210714MO

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