



RV RURAL VIEW

Michaelmas Cottage
Berwick St John - Wiltshire

Michaelmas Cottage Water Street Berwick St John Salisbury SP7 0HS

A delightful period cottage located in a lovely rural village on the Wiltshire/Dorset border with versatile accommodation and a raised garden from which to enjoy country views

- Access to Country Walks & Rural Outlook
- Charming Sitting Room
- Dining Room with Adjoining Kitchen
- Three Bedrooms,
- Bathroom & Shower Room
- Terraced Garden, Summer House & Garage
- Rural Village Setting

Viewing strictly by appointment via
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Situation The property is situated on a small lane of pretty cottages and houses in the highly desirable rural village of Berwick St John and is surrounded by glorious countryside. This attractive community is located at the head of the Chalke Valley and in the lee of the undulating downland of the Cranborne Chase on the Wiltshire/Dorset border with Win Green, a local beauty spot known for its spectacular views, close by. The village has a 14th Century church and a traditional 17th Century pub, The Talbot Inn. Ludwell is three miles away and has an excellent store/post office which has in previous years won the accolade of Britain's best village shop, an award-winning butcher, a primary school and a pub.

The larger village of Tisbury and the Saxon hilltop market town of Shaftesbury are both around six miles away, each offering a good choice of independent shops, boutiques and eateries with amenities including sports centres and medical facilities. The former also has a station with direct rail services to London (Waterloo) and is home to Messums Wiltshire, a contemporary art gallery, whilst the latter is famed for the steeply cobbled street of Gold Hill and has a well-regarded secondary school. The medieval cathedral city of Salisbury is within reach via the A30 whilst the local road network gives ready access to the other main towns in the region including Bath, Blandford, Sherborne, Warminster and Wincanton as well as to the South Coast, the West Country, London and the motorway network.

Berwick St John is located in the Cranborne Chase National Landscape and is an ideal base from which to explore many miles of footpaths and bridleways. A variety of rural pursuits are available including walking, riding, cycling, fishing and traditional field sports. Racing is at Salisbury, Bath and Wincanton and golf at Tollard Royal, Warminster and Salisbury. Many families are drawn to South Wiltshire by the quality of life and choice of schools in both the state and private sectors. There are several excellent dining pubs in the vicinity as well as many places of interest such as the Longleat Estate, Old Wardour Castle, Stourhead Gardens, Wilton House and the Fovant Badges.



Property Michaelmas Cottage is a semi-detached, period cottage that is not Listed and has stone faced external elevations under a slate tiled roof. Over the years the property has been extended, modernised and improved but still retains its intrinsic character feel. Offering a new owner scope to update it to their needs, the cottage would make an ideal primary residence or country escape.

The accommodation is arranged over two floors and on the ground floor comprises an entrance porch leading to the good-sized elegant sitting room which has wooden flooring, an open fireplace and fitted bookshelves. The dining room has French windows opening out to the enclosed courtyard and an archway to the kitchen. Also on this level is a cloak/shower room. Upstairs are three bedrooms all of which have a southeasterly outlook to the front, a pretty bathroom and doors out to the terrace.

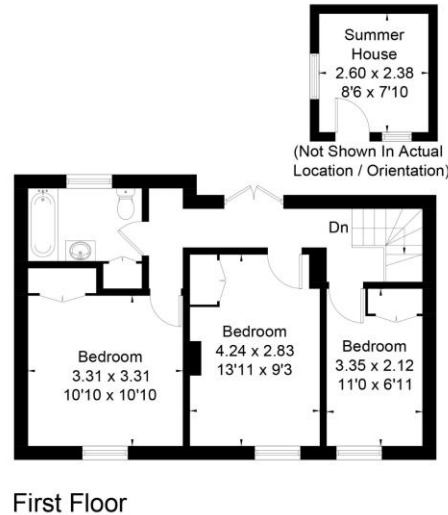
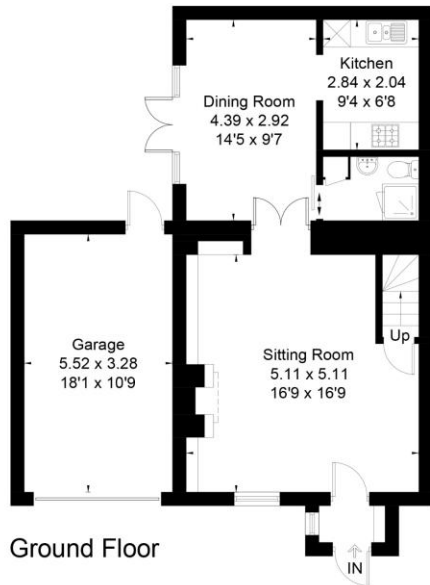
Outside To the front of the property is an up & over door to the integral garage which houses the boiler and plumbing for a washing machine. A door leads to the tile floored courtyard with steps up to the paved terrace over the dining room & kitchen with further steps up to the terraced garden with areas of lawn, flower & shrub borders, ornamental trees and up to a wooden garden room/studio with electricity and which enjoys a lovely rural view over the cottage to the hills beyond.



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Approximate Floor Area = 101.5 sq m / 1092 sq ft
 Garage = 18.4 sq m / 198 sq ft
 Summer House = 6.2 sq m / 67 sq ft
 Total = 126.2 sq m / 1357 sq ft



Directions From Tisbury proceed South past the station to the A30 via Ansty. Turn right towards Shaftesbury and after around 4 miles take the left turn signed to Alvediston & Berwick St John, at the T junction turn left and continue into the centre of the village. At the sharp left-hand bend take the turn on the right by a stone bus shelter into Water Street. Follow the lane round to the right up past the village hall. The property will be found on the right.

For SatNav the postcode is SP7 0HS What3Words: ///joined.buzzards.gullible

Services Mains water & drainage, oil fired central heating.

Local Authority Wiltshire Council 01722 336272 - Council Tax Band C

EPC Energy Efficiency Rating

Current: 40 (E) - Please refer to the agents for the complete EPC

Broadband

Download Speed –
 Standard 7 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (Ofcom)



Tenure Freehold



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #89069