

GREENACRES

CHILMARK, WILTSHIRE



RV
RURAL VIEW

GREENACRES

Salisbury Road, Chilmark, Salisbury, Wiltshire SP3 5AH

Tisbury 3 miles, Shaftesbury 11 miles, Salisbury 12 miles, A303 1.5 miles

A MODERN FAMILY HOME SITUATED IN A POPULAR NADDER VALLEY VILLAGE
WITH EXTENSIVE GROUNDS AND A LARGE OUTBUILDING/WORKSPACE

Reception Hall | Sitting Room | Dining Room | Study | Conservatory

Kitchen/Breakfast Room | Utility Room | Cloakroom

Four Bedrooms | Two Bathrooms (one en-suite)

Outbuilding: Large Office/Workspace/Gym with Shower Room & Overhead Studio/Hobbies Room

1.2 Acres of Gardens & Paddock/Amenity Land | Ample Parking & Detached Double Garage



RV RURAL VIEW

The Loft, Tisbury, Wiltshire SP3 6JG

01747 442500

admin@ruralview.co.uk



SITUATION

Greenacres is situated in the attractive Nadder Valley village of Chilmark, renowned for its pretty stone cottages and houses. The village has a primary school, 13th Century church, reading room and cricket club. The larger village of Tisbury is 3 miles away and has a fine reputation for its independent shops, boutiques, eateries and amenities which include a sports centre, doctors, dentists, vets and railway station with direct services to London Waterloo. It is also the home of Messums West, a contemporary arts centre housed in an historic thatched barn. Chilmark is located midway between the Saxon hilltop market town of Shaftesbury and the medieval cathedral city of Salisbury, both 12 miles away. The former has a good range of shops, supermarkets, a secondary school, cottage hospital and is famous for the picturesque, steeply cobbled street of Gold Hill whilst the latter has more comprehensive shopping, arts & leisure facilities and a district hospital.

The area's other principal towns including Andover, Bath, Blandford, Sherborne and Warminster are all linked via the local road network as is the South Coast. The West Country, London and the motorway network are accessible by the A303/M3. Many families are drawn to South Wiltshire by the choice and quality of the area's state and private schools.

Set amidst the glorious undulating countryside of the Cranborne Chase National Landscape, Chilmark is an excellent base from which to explore many miles of footpaths and bridleways and there are a variety of rural pursuits available including walking, riding, cycling and field sports. Racing is at Salisbury, Bath and Wincanton and golf at Tollard Royal, Warminster and Salisbury. There are several highly regarded 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

Greenacres is detached late 20th century village residence built with bradstone external elevations under tiled roofs. The property offers spacious and versatile family accommodation and although well-presented and maintained, provides a new owner with the opportunity to put their own mark on it. Set back from the village road, what is not apparent to the casual observer is what lies beyond the house itself, namely a useful detached office/studio building and the wonderful extensive grounds which amount to around two acres.

The living accommodation on the ground floor comprises a reception hall, cloakroom and a triple aspect sitting room with a fireplace and access to a bright and light conservatory. There's also a dining, study, fitted kitchen/breakfast room and a utility room on this level. Upstairs is a principal bedroom with an en-suite bathroom, three further bedrooms and a family bathroom.

OUTBUILDINGS

Beyond the house is a detached two-storey outbuilding with bradstone external elevations under a tiled roof. This is an excellent multi-purpose space with a shower room on the ground floor and which could be used as an office/work facility or gym whilst the upstairs would make a good studio, hobbies room or storage area.

Beyond the outbuilding is a detached double garage with twin up & over doors. There's also a greenhouse.

OUTSIDE

An undoubted feature of Greenacres are the delightful grounds extending to around 1.2 acres. They consist of areas of garden around the house with areas of lawn, flower and shrub borders, ornamental trees, rockeries and a former pond (no longer in use). The tarmac drive leads to an area of parking and onto

two attractive paddocks which have a mix of native and ornamental trees and would be ideal for keeping ponies. Livestock or simply enjoyed as delightful amenity land.

DIRECTIONS (SP3 5AH)

From the centre of Tisbury turn off the High Street into The Avenue, proceed to the T junction, turn right into Court Street and continue over the bridge taking the left fork signed to Chilmark passing by Messums. On entering Chilmark continue to the centre of the village, turn left into The Street, follow the road round the bend to where it meets the B3809 and turn right. The property will on the left shortly after The Black Dog. What3words: strikers.steam.faster

TENURE

The tenure of the property is freehold.

SERVICES

Mains water, electricity and drainage, oil fired heating and hot water.

LOCAL AUTHORITY

Wiltshire Council.

OUTGOINGS

Council tax band F

EPC

E (53) - Please refer to the agents for the complete certificate.

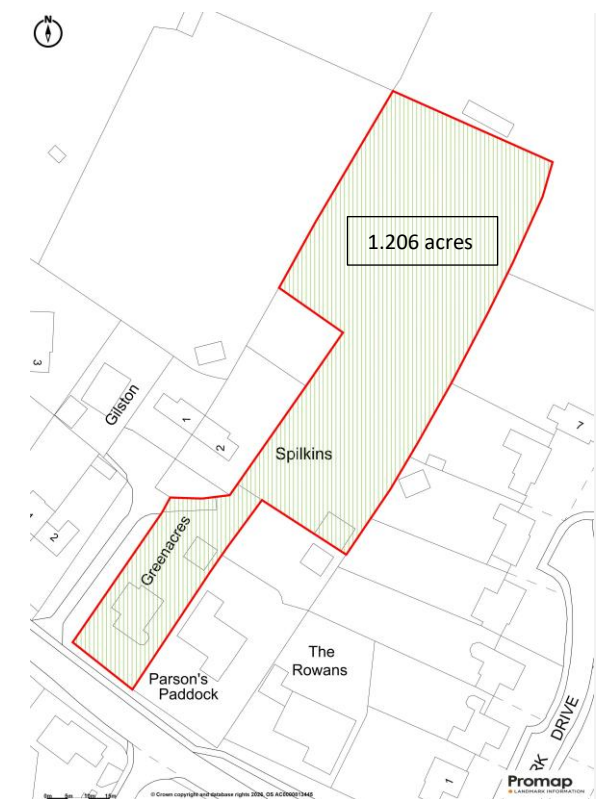
BROADBAND

Download speeds from Ofcom:

Standard 14Mbps, Superfast 80Mbps, Ultrafast 1000Mbps

VIEWINGS

Strictly by appointment with Rural View.



Approximate Floor Area = 176.6 sq m / 1901 sq ft
 Outbuildings = 107.4 sq m / 1156 sq ft
 Total = 284 sq m / 3057 sq ft



Ground Floor

First Floor

Outbuilding - Ground Floor
 (Not Shown In Actual Location / Orientation)



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 #105236

NOTICE: Rural View (Salisbury) Ltd, their sub agents and their clients give notice that they have no authority to make or give any representations or warrants in relation to the property. These particulars have been prepared in good faith. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Rural View has not tested any services, equipment or facilities.



RV RURAL VIEW

RURALVIEW.CO.UK