

WAYSIDE COTTAGE

CHICKSGROVE, WILTSHIRE



RV
RURAL VIEW

WAYSIDE COTTAGE

Chicksgrove, Tisbury, Salisbury, Wiltshire SP3 6NB

Tisbury 2 miles, Shaftesbury 10 miles, Salisbury 12.5 miles

A METICUOUSLY REFURBISHED & EXTENDED COUNTRY COTTAGE IN A LOVELY RURAL SETTING WITH WONDERFUL VIEWS & A DELIGHTFUL GARDEN

Entrance Hall | Charming Sitting Room with Inglenook Fireplace | Cosy Study/Snug
Hub-of-the-House Kitchen/Dining/Family Room
Three Double Bedrooms | Two Bathrooms (One En-Suite)
Private Driveway & Parking | Good-Sized Garden | Pretty Countryside Outlook



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SITUATION

Wayside Cottage is situated in the popular rural hamlet of Chicksgrove, nestled in a lovely position within the beautiful Nadder Valley. Close by is the Compasses Inn, a quintessential country inn with 14th century origins and a highly rated reputation for the quality of its fine dining. The larger village of Tisbury is just two miles away and is known for its choice of independent shops and boutiques as well as a wide range of amenities including a sports/community centre, doctor's and dentist's surgeries and is home to Messums West, a contemporary gallery and arts centre housed in an ancient thatched tithe barn. The mainline train station is a real draw and provides direct rail services to London (Waterloo 1hr 50 mins on average) and Exeter to the West.

Chicksgrove is located between the Saxon hilltop market town of Shaftesbury and the medieval cathedral city of Salisbury. The former has a good range of shops and facilities and is famous

for the picturesque, steeply cobbled Gold Hill, while the latter has more comprehensive shopping, arts and leisure facilities, a railway station, and district hospital. The area's other principal towns including Bath, Sherborne and Warminster are within easy striking distance, as is the South Coast while the West Country and London are accessible via the A303/M3. Many families are drawn to South Wiltshire by the quality of rural life and the many excellent state and private schools available. Set amidst the exceedingly attractive undulating countryside of the Nadder Valley, part of the Cranborne Chase National Landscape, an International Dark Skies Reserve, Chicksgrove is an excellent base from which to explore the many miles of local footpaths and bridleways. There are a variety of rural pursuits available locally including walking, riding, cycling and traditional field sports. Sailing can be found at Shearwater near Warminster, racing is at Salisbury, Bath and Wincanton and golf at Salisbury, Tollard Royal and Warminster.

PROPERTY

Wayside Cottage is a really charming, detached cottage in an idyllic rural location. The property is believed to date from 1681 with local stone external elevations under a thatched roof and in recent years has been carefully refurbished whilst retaining many of the original character features. A large light and spacious extension with a slate tiled roof was added in 2016 and sympathetically designed to compliment the original cottage. The result is the creation of a beautifully presented home with stylish and comfortable accommodation.

The sitting room has a large inglenook fireplace with a wood burner stove and tucked away off it is a cosy study/snug. The entrance hall has flagstone flooring and leads to the large hub-of-the-house open plan kitchen/dining/family room. The kitchen area has fitted painted wooden units with marble work tops, a Rangemaster cooker and an integral dishwasher. The dining/

family room has a lovely light feel with French doors opening out to the terrace and garden with super views over the countryside beyond.

The first floor is accessed by two separate staircases, one from the dining/family room leads to the principal bedroom which has an ensuite bathroom and good cupboard space. The other staircase leads to two further double bedrooms, both with good storage space, and the family bath/shower room.

OUTSIDE

The property is approached via a tarmacadam drive leading to a gravelled drive providing parking and on to the very pretty and good-sized garden which is to the front of the cottage. Being slightly elevated, the gravelled and flag stoned terrace enjoys an idyllic, far-reaching outlook over fields and opens out to the gently sloping, beautifully landscaped and stocked garden with

areas of lawn, colourful flower and shrub borders and two ornamental ponds. There is also a garden shed, ornamental trees and plenty of spots for al fresco dining.

DIRECTIONS (SP3 6NB)

From Tisbury proceed out of the village eastwards along Court Street taking the right fork after the bridge towards Fovant and Salisbury. Continue for around 1.5 miles to Chicks Grove and take the right turn towards Sutton Row and The Compasses. Just after the bridge take the first drive on the right to the property.

What3words: playfully.hugs.poster

TENURE

The tenure of the property is freehold.

SERVICES

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

LOCAL AUTHORITY

Wiltshire Council.

OUTGOINGS

Council tax band E

EPC

D (63) - Please refer to the agents for the complete certificate.

BROADBAND

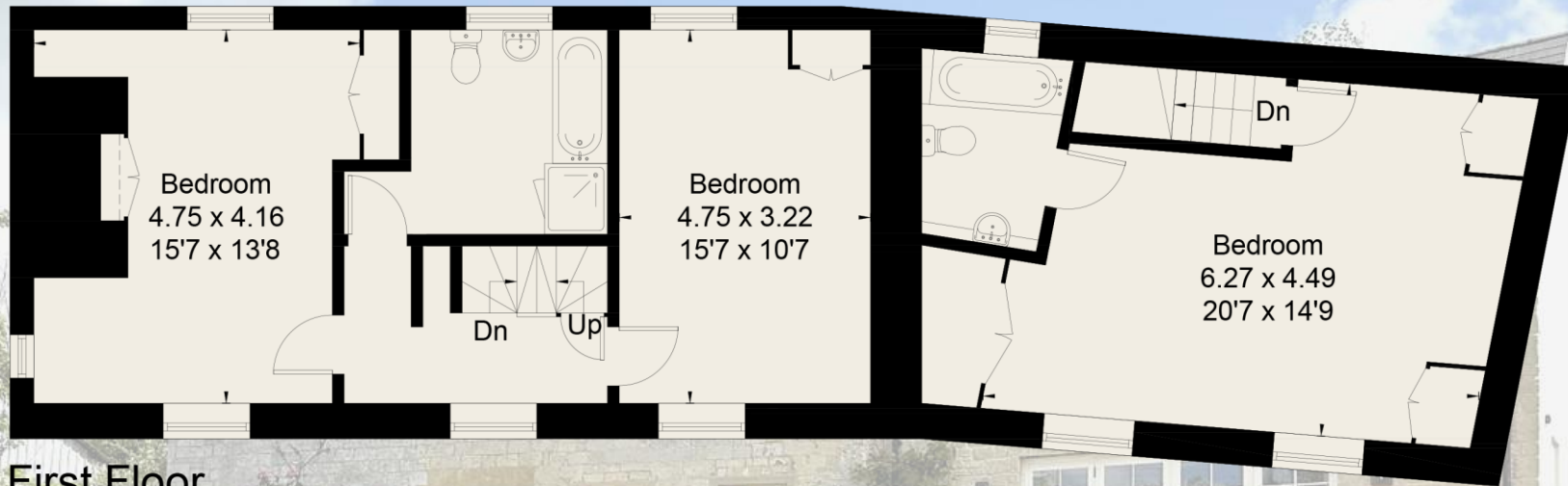
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Standard 1Mbps, Ultrafast 1000Mbps
Fibre optic cabling provided by Wessex Internet

VIEWINGS

Strictly by appointment with Rural View.

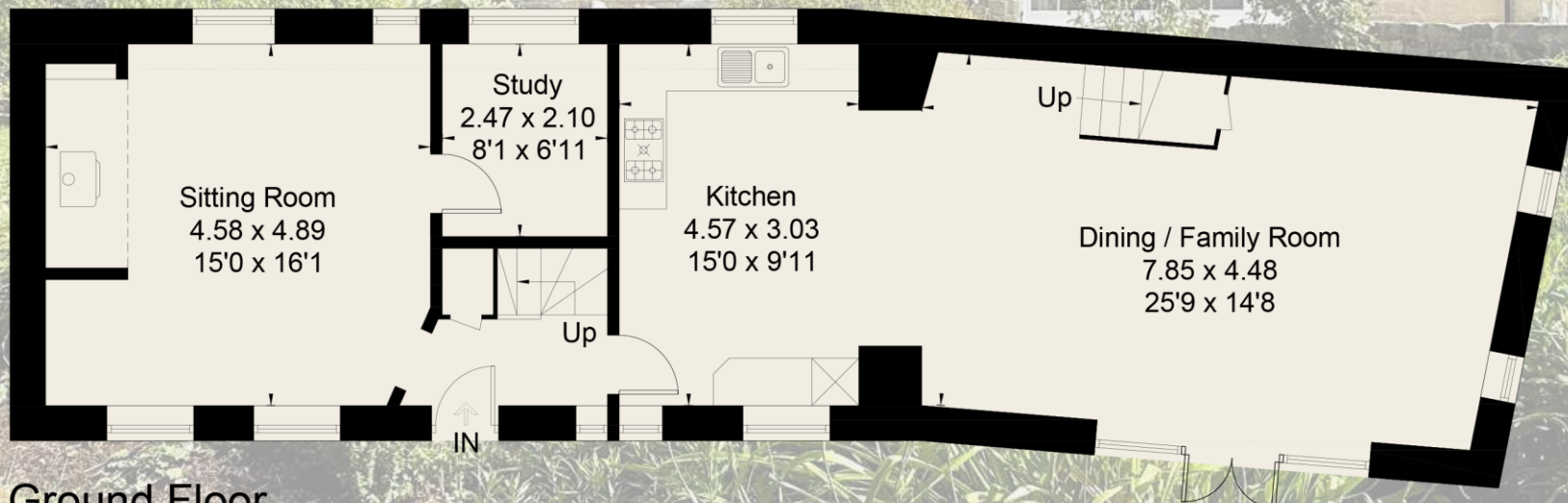


Approximate Floor Area = 172.8 sq m / 1860 sq ft



First Floor

= Reduced head height below 1.5m



Ground Floor



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 # 109122

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