



RV RURAL VIEW

Maple Cottage
Chilmark - Wiltshire

Maple Cottage
3 The Reeds
Chilmark
Salisbury SP3 5BY

A beautifully presented & stylishly designed detached home situated in a sought after Nadder Valley village with versatile family accommodation

- Accessible Location in a Prime Rural Village
- Sitting Room, Dining Room & Study/Snug
- Open Plan Kitchen/Breakfast/Family Room
- Four Bedrooms & Two Bath/Shower Rooms
- Reception Hall, Cloakroom & Utility Room
- Gardens, Parking & Garage
- Nearby Access to Country Walks

Viewing strictly by appointment via
Sole Agents Rural View (Salisbury) Ltd
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Situation Maple Cottage is situated in the attractive village of Chilmark, renowned for its pretty cottages and houses. The village has a primary school, 13th Century church, reading room, cricket club and a fine traditional country pub, The Black Dog Inn. The larger village of Tisbury is just three miles away and has established a fine reputation for the quality of its independent shops as well as its wide range of amenities that include a sports/community centre, garage, doctor and dentist surgeries, vets and a train station with direct rail services to London (Waterloo 1hr 50 mins). It is also the home of Messums Wiltshire, a contemporary art centre and gallery housed in a magnificent historic tithe barn.

Chilmark is located between the Saxon hilltop market town of Shaftesbury and the medieval cathedral city of Salisbury, both being around 12 miles away. The former has a good range of shops and facilities and is famous for the picturesque steeply cobbled street of Gold Hill whilst 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, Warminster and Wincanton are within driving distance as is the South Coast whilst the West Country and London are accessible via the A303/M3. Many families are drawn to South Wiltshire by the quality of life and the many excellent state and private schools in the area.

Set amidst the glorious undulating countryside of the Cranborne Chase and West Wiltshire Downs AONB, Chilmark is an excellent base from which to explore the many miles of footpaths and bridleways in the area and there are a variety of rural pursuits available including walking, riding, cycling and field sports. Sailing can be found at Shearwater near Warminster, 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 Maple Cottage is located in a tucked away setting and is one of three homes designed and built by the award-winning developers Emlor Homes around the millennium to a traditional country cottage style with rendered external elevations under thatched & clay tiled roofs. Internally there are character features such as wooden beams and exposed brickwork as well as contemporary fittings suited to the modern lifestyle.

The versatile and well-proportioned accommodation includes on the ground floor a welcoming reception hall with a stone flagged floor that opens out to a dining area, a good-sized triple aspect sitting room with a feature brick fireplace & woodburner and a superbly appointed kitchen/breakfast room that was refitted and equipped in 2020 and is open plan to a family area that leads out to the garden. There is also a utility room and cloakroom on this level. Upstairs there are four double bedrooms including a spacious double aspect master bedroom with an ensuite shower room and a family bathroom.

Outside A gravelled drive provides ample parking and leads to the detached double garage. The front and garden to the Southern side have areas of lawn and flower & rose borders with access to the rear garden. Steps from a paved terrace to the back of the house lead up to the lawn which sides onto fields and has a view towards the spire of the village church as well having a raised gravelled seating area and shrub borders. To the back of the garage is a working area with a garden shed.





Directions From the centre of Tisbury turn off the High Street into The Avenue and follow the road 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 proceed into the centre of the village, turn left into The Street, follow the road round the bend to where it meets the B3809, turn right and just after The Black Dog turn left into The Reeds.

Services Mains water, electricity & drainage, oil fired external boiler for heating and hot water.

Local Authority Wiltshire Council 0300 456 0109 - Tax Band G

EPC Energy Efficiency Rating

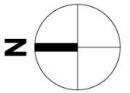
Current: 64 - Please refer to the agents for the complete EPC

Tenure: Freehold

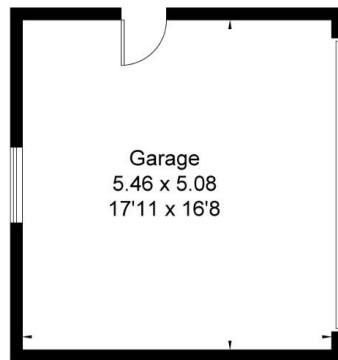
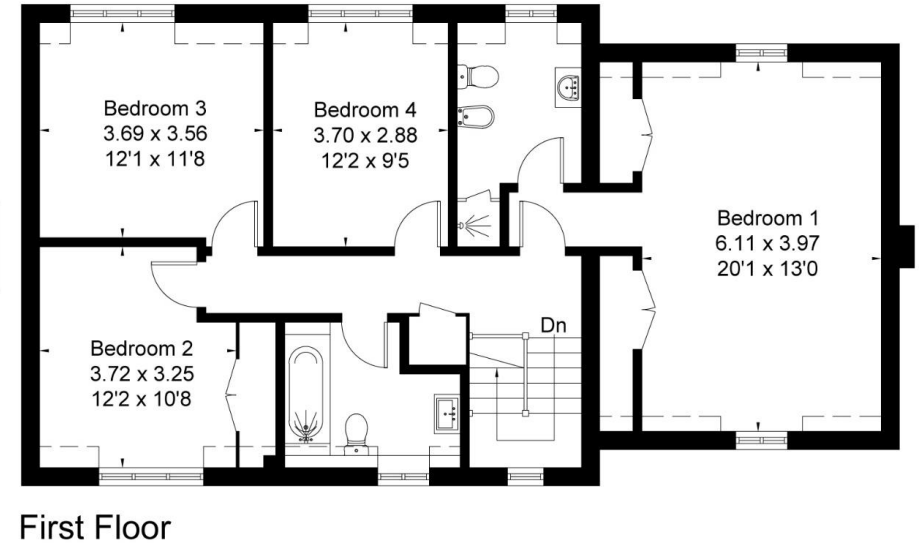
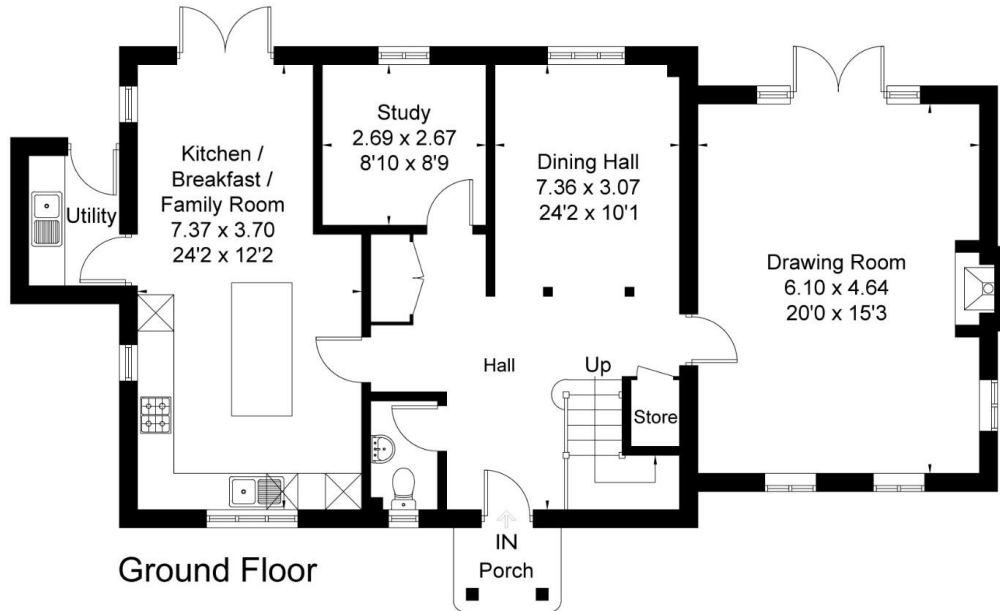


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Approximate Area = 197.2 sq m / 2123 sq ft
Garage = 27.7 sq m / 298 sq ft
Total = 224.9 sq m / 2421 sq ft
Including Limited Use Area (5.4 sq m / 58 sq ft)



 = Reduced head height below 1.5m



(Not Shown In Actual
Location / Orientation)



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