



**RV** RURAL VIEW

Little Cottage  
Lower Chicksgrove - Wiltshire

Little Cottage  
Lower Chicks Grove  
Salisbury SP3 6NB

An extended period cottage, set in an idyllic rural hamlet with country views, versatile accommodation and a delightful garden.

- Sitting Room with open Inglenook
- Kitchen & Utility Area
- Conservatory & Study
- Cloakroom
- 2 Double Bedrooms
- Shower Room
- Garden, Parking & Views

Viewing strictly by appointment via  
Sole Agents Rural View (Salisbury) Ltd  
01747 442500  
admin@ruralview.co.uk

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**Situation** Little Cottage is located in a lovely rural setting off a country lane in the highly desirable hamlet of Lower Chicks Grove in the heart of the Nadder Valley. The area is renowned for its attractive, gently undulating countryside and forms part of an Area of Outstanding Natural Beauty. Lower Chicks Grove is made up of a small collection of pretty houses and cottages and is home to The Compasses Inn, a traditional and popular country pub serving excellent food and having accommodation. The nearby village of Fovant has a post office/shop, doctor's surgery, active village hall and garage, while the larger village of Tisbury is just over two miles away and has very good day-to-day shopping facilities, eateries, a post office, primary school, doctor's and dental surgeries, sports centre, garage and a station with direct rail services to London (Waterloo 1hr 50 mins) and the West Country.

Lower Chicks Grove is situated a couple of miles off the A30 between the hilltop Saxon town of Shaftesbury and medieval Cathedral city of Salisbury both of which offer a comprehensive range of amenities and facilities. 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, while the A303 trunk road linking with the M3 makes London accessible for the motorist. For many families the wide choice of highly regarded local schools in both the state and private sectors is a big draw. The cottage is surrounded by the glorious rolling countryside of South Wiltshire, which is ideal for a variety of rural pursuits such as walking, riding, cycling and traditional field sports. There is golf at Tollard Royal and Salisbury, sailing at Shearwater whilst racing is at Salisbury, Wincanton and Bath.



**Property** Of period origins, but sympathetically extended in the late 20th Century, Little Cottage is a pretty detached country cottage, built of local Chilmark stone external elevations under a thatched roof. The property has undergone a number of alterations and improvements over the years, but still retains its special period charm and character, making this is a really charming home in a wonderfully rural but not remote setting. Ideal for use either as a primary home or a weekend escape, Little Cottage is not listed and has a good deal of potential for improvement and even extension, subject to the necessary consents.

The accommodation offers considerable versatility as to how it can be utilized. On the ground floor is a lovely triple aspect sitting room with wooden beams and an unusual open inglenook fireplace on iron columns, with a wood burner inside. The Hall/Study has the cloakroom next to it and has in the past been used as an occasional third bedroom, while, benefitting from views over fields to the rear is a large conservatory which could be used for dining, and a kitchen/breakfast room opening into a utility area. Upstairs there is a lovely, good-sized landing/study area, two bedrooms that both enjoy enviable views over the surrounding countryside and a well-appointed shower room with a walk-in glass shower cubicle.





**Outside** With its open outlook over fields and woodland in three directions, the garden has a wonderful aspect and bucolic views.

A five-bar gate provides access from the lane to a level parking & turning area, flanked by a small lawn and paved terrace with ornamental lamppost. To the front is a further small area of garden with a pedestrian gate to the lane and a mixed hedge, while a charming brick and stone 'folly' and archway opens to a very private area of garden and a summer house. To the rear of the cottage is more lawn and hard standing for a shed or greenhouse in the corner. Wisteria adorns the cottage front and there is a variety of shrubs and raised planted beds.

**Directions** From Tisbury, head in an easterly direction along Court Street and the Chicksgrove Road, signposted Chicksgrove, Fovant and Salisbury. Continue on this road for approximately 2 miles and turn right in the dip signed The Compasses Inn. Little Cottage is about half a mile along on the left, just before The Compasses.

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

**Local Authority** Wiltshire Council 01722 336272, Tax Band F

### **EPC Energy Efficiency Rating**

43 (E) Please refer to the agents for a copy of the full Energy Performance Certificate.

Broadband: 75.06 Mb Download 18.79Mb Upload

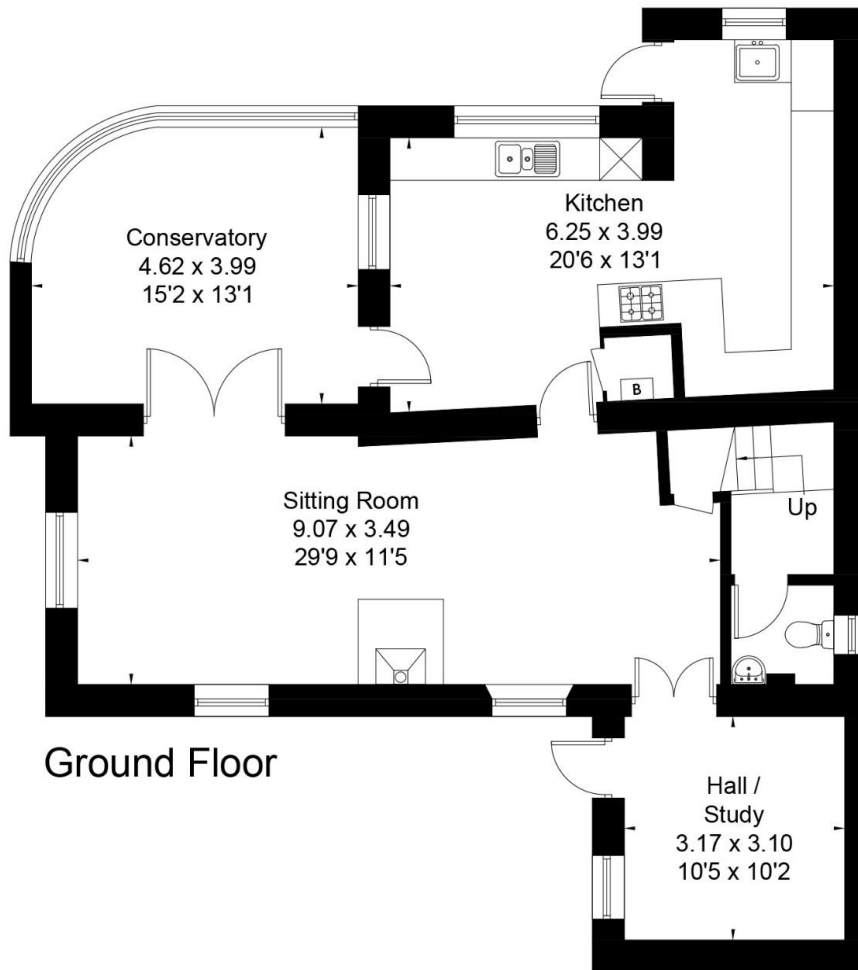
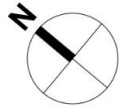
Mobile signal: Variable

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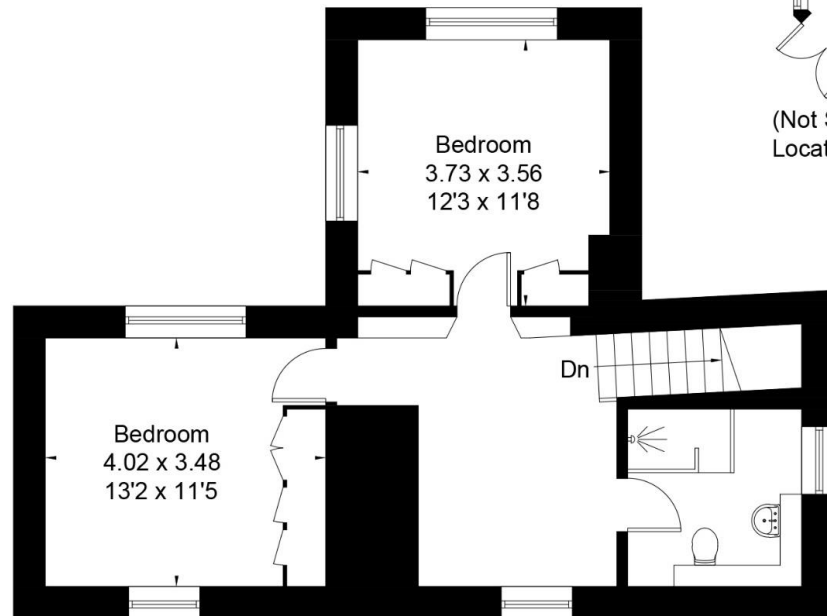


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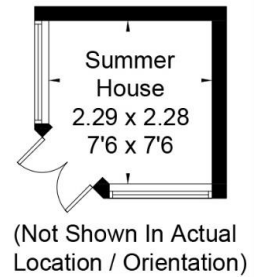
Approximate Area = 152.2 sq m / 1638 sq ft  
Outbuilding = 4.9 sq m / 53 sq ft  
Total = 157.1 sq m / 1691 sq ft  
Including Limited Use Area (0.9 sq m / 10 sq ft)



Ground Floor



First Floor





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