



RV RURAL VIEW

Chicklade Bottom Farmhouse
Chicklade - Wiltshire

Chicklade Bottom Farmhouse
Chicklade
Hindon
Salisbury SP3 5SZ

A beautifully presented Listed former Georgian coaching inn and farmhouse in a rural setting with period character, extensive grounds & a barn/workshop

- Situated in the Beautiful Nadder Valley
- Sitting Room, Dining Hall & Family Room
- Guild Anderson Kitchen/Breakfast Room
- Four Bedrooms & 2 Bath/Shower Rooms
- Utility Room, Cloakroom & Cellar
- Gardens, Woodland, Parking & Outbuildings
- Additional Land & Buildings Available to Rent

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

RV RURAL VIEW



Situation The property is situated on its own amidst the beautiful countryside of the Nadder Valley and is set back from the A303 near the hamlet of Chicklade and the highly desirable conservation village of Hindon which has excellent facilities for a community of its size including a shop/post office, primary school, doctor's surgery, church, playground and two well-known dining pubs, The Lamb and The Grosvenor Arms. The larger village of Tisbury is four miles away and has a fine reputation for the quality of its independent shops, boutiques and amenities which include a sports centre, garage, vets and a station with direct rail services to London (Waterloo). It is also the home of Messums Wiltshire, a contemporary art centre housed in a historic thatched tithe barn.

The Saxon hilltop market town of Shaftesbury is 10 miles away and has a good range of shops, supermarkets, eateries, secondary school, cottage hospital and is famous for the picturesque, steeply cobbled street of Gold Hill. The medieval cathedral city of Salisbury has more comprehensive shopping, arts & leisure facilities and a district hospital. The area's other principal towns including Andover, Bath, Blandford, Sherborne, Warminster and Wincanton are all linked via the local road network as is the South Coast whilst 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 famously attractive undulating countryside of the Nadder Valley, part of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, this is an excellent base from which to explore the many miles of local footpaths and bridleways and there are a variety of rural pursuits available including walking, riding, cycling and fishing. 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 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 Chicklade Bottom Farmhouse is a particularly attractive Grade II Listed former coaching inn and farmhouse thought to date back to the mid 1700's and built with a mix of dressed limestone and rendered external elevations under clay tiled roofs. In recent times this handsome country residence has been refurbished and updated with a great deal of attention taken not only to retain but indeed, enhance the many charming period features. This has led to the creation of a beautifully presented home with bags of character and well-presented versatile accommodation.

On the ground floor is a welcoming dining hall with a tiled floor, fireplace with a woodburner and an old wooden door to the rear garden. The light and airy sitting room has a wooden beamed vaulted ceiling and a feature fireplace with a woodburner. A family room with a woodburner leads to the superbly fitted Guild Anderson fitted kitchen/breakfast room with a Quooker boiling water tap. Also on this level is a utility/boot room, cloakroom and access to the cellar housing the boiler and broadband hub. On the first floor is the principal bedroom, a guest room and luxuriously appointed bathroom whilst on the second floor are two attic bedrooms (restricted head height), a shower room and a cloakroom.

Outside To the front is an area of lawn with access to a partly walled parking area with an EV charging point. The extensive South facing sloping grounds comprise a paved & gravelled terrace with a wisteria clad pergola and steps up to a delightful garden with established flower, shrub & rose beds with a vegetable garden & greenhouse to the side. Beyond is an area of open land and woodland which has been left to go wild to benefit the local wildlife but which could be 'tamed' by a new owner.





Outbuildings These include a partly timber clad barn/workshop in need of repair, a garden shed, a former hay loft above the kitchen and a store/freezer room. The property has use of a former pump house (not owned) as a wood store.

Directions Heading West on the A303 from London, 6 miles after the A36 junction & shortly after the Fonhill Bishop turning where the double carriageway becomes single, take the left turn and beyond the slip road turn sharp left into the drive to the property, continue past the front of the house and turn right after the wall to park.

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

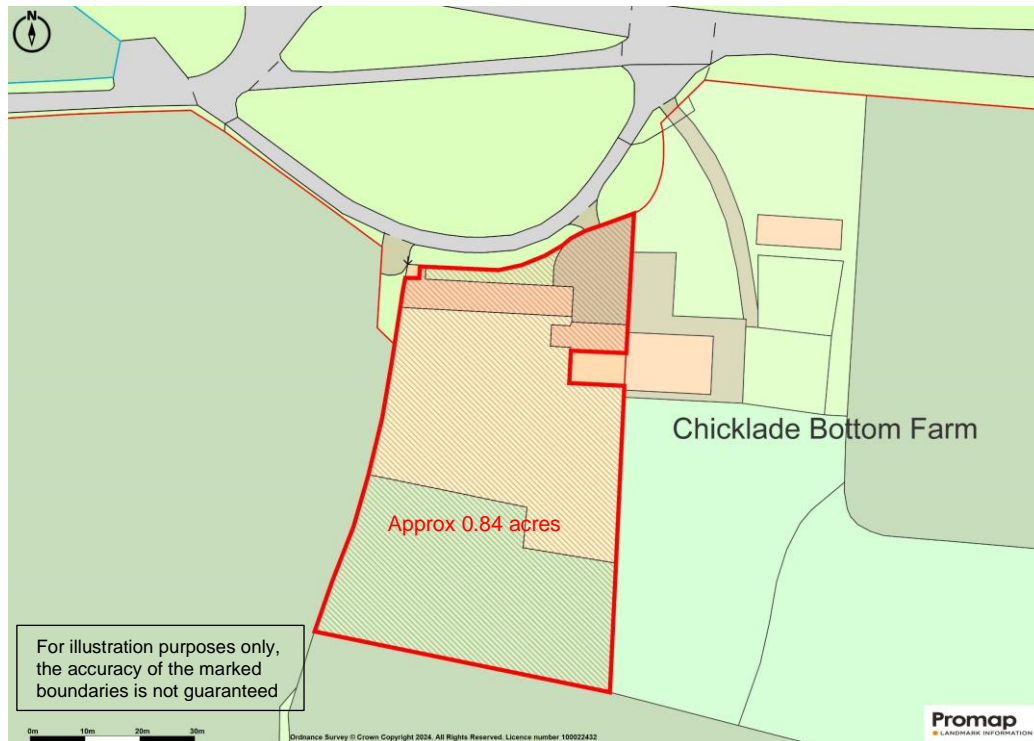
Local Authority Wiltshire Council 0300 456 0109, Tax Band F

EPC Energy Efficiency Rating

Tenure Freehold

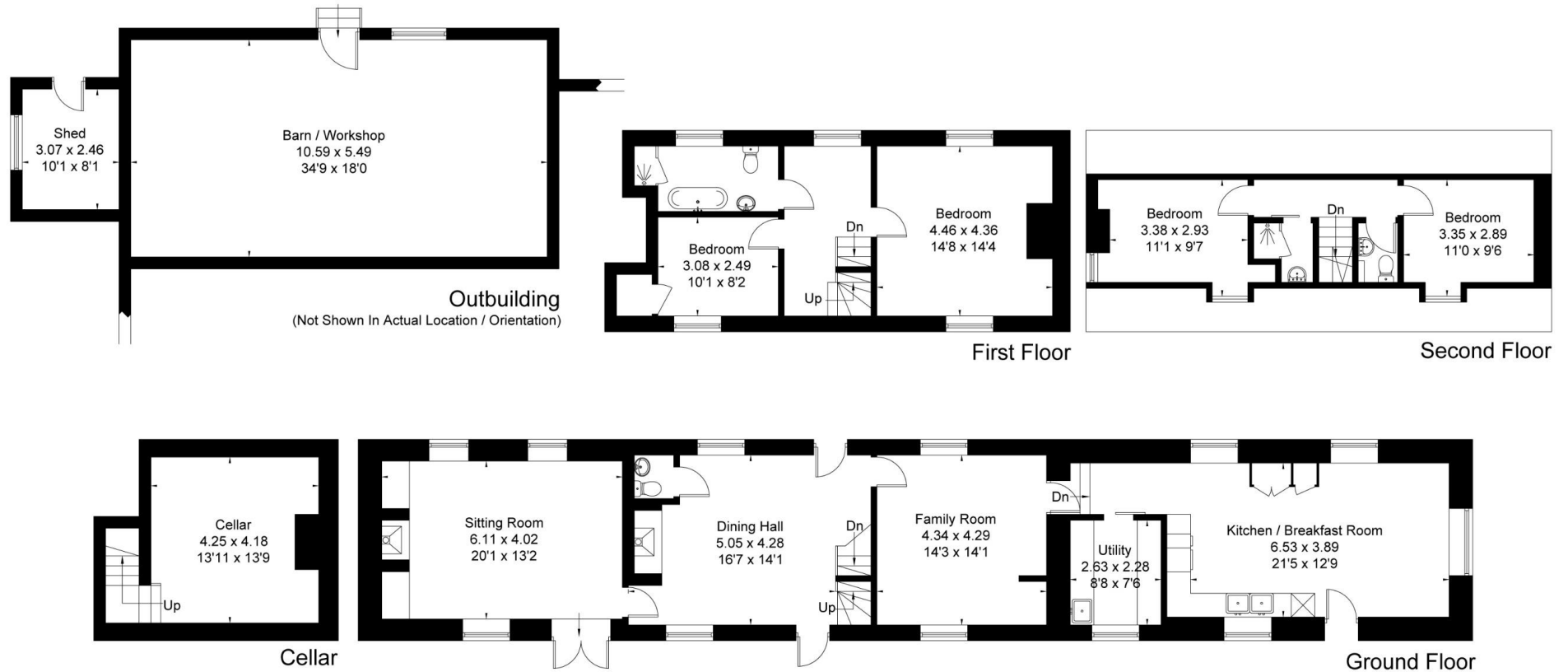
As a Listed property an EPC is not required under the current Regulations.

Agents' Note An area of approx. 0.90 acre of land to the front & side of the house including the drive, orchard and a range of derelict former farm buildings are currently leased from a local estate which has indicated that they would be prepared to continue this arrangement. This would be by separate negotiation with the estate's land agents.



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.

Approximate Area = 205.5 sq m / 2212 sq ft
Outbuilding = 293.3 sq m / 3157 sq ft
Total = 498.8 sq m / 5369 sq ft





RV RURAL VIEW

www.ruralview.co.uk