



RV RURAL VIEW

Waterfall Cottage
Chicksgrove - Wiltshire

Waterfall Cottage
Chicks Grove
Tisbury
Salisbury SP3 6NA

An extended country cottage in a lovely rural hamlet setting with a delightful garden, pastoral views & adaptable accommodation suitable for use as a whole or in two parts

- Character Home with Modern Extension
- Four Bedrooms & Dressing/5th Bedroom
- Charming Sitting Room & Study/Snug
- Dining Room, Office & Breakfast Room
- Fitted Kitchen, Utility Room & Cloakroom
- Generous Grounds, Parking & Garaging
- Nadder Valley Location near Local Facilities

Viewing strictly by appointment via
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Situation Waterfall Cottage is situated in the popular hamlet of Chicks Grove, nestled in a lovely position within the beautiful Nadder Valley. Close by is the Compasses Inn, an idyllic part 14th century hostelry with an award winning reputation whilst the larger village of Tisbury is just 1.5 miles away and has a fine reputation for the quality of its independent shops and boutiques as well as a wide range of amenities including a sports/community centre, doctor's & dentist's surgeries and is home to Messums, a contemporary gallery & arts centre. The mainline train station is a real draw and provides direct rail services to London (Waterloo 1hr 50 mins) and Exeter to the West.

Chicks Grove is located midway between the Saxon hilltop market town of Shaftesbury (10.5 miles) and the medieval cathedral city of Salisbury (13 miles). 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 life and the many excellent state and private schools that the area provides.

Set amidst the attractive and undulating Cranborne Chase and West Wiltshire Downs AONB, Chicks Grove is an excellent base from which to explore the many miles of footpaths and bridleways, 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.



Property The original part of this detached rural residence is a simply charming cottage thought to date from the 18th century with Chilmark stone external elevations under a tiled roof. The substantial late 20th century extension provides additional accommodation of roughly the same square footage. While the property works well as a whole, it offers the potential to be separated into two distinct parts and create individual living spaces for extended family members or perhaps as an opportunity to generate an income.

The older half of the property includes a delightful, well-proportioned sitting room with an inglenook fireplace, woodburner and beamed ceiling whilst the study/snug is a similarly characterful room. To the side is what is currently used as a single storey office but plumbing remains in place to give the option of restoring it to the kitchen that it once was. On the first floor are two double bedrooms a bathroom and a dressing/5th bedroom.

The later extension comprises accommodation which is practical and spacious including a dining/family room, breakfast room/hall, well fitted kitchen, utility room and cloakroom. Accessed by a second staircase are two bedrooms, a bathroom and cloakroom.

Outside The property sits well in a slightly elevated position away from the lane with a small front garden and a tarmacadam drive (not owned) leading up to an area of parking with a double garage. The generous banked gardens of around a quarter of an acre back on to fields and are a joy with lovely country views, areas of lawn, well stocked borders and rockeries, a greenhouse, potting shed and to the rear of the house, a paved terrace.





Directions Heading East out of Tisbury signed to Fovant & Salisbury, continue for around 1.5 miles. The property will be found set back on the left just after the converted school house & chapel.

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

Local Authority Wiltshire District Council
Tax Band F (£2,854.91 2022/23)

EPC Energy Efficiency Rating
Current: 36 (F) - Please refer to the agents for the full EPC rating

Tenure Freehold



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Approximate Floor Area = 190.5 sq m / 2051 sq ft





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