

EBBLESIDE

EBBESBOURNE WAKE, WILTSHIRE



RV
RURAL VIEW

Tisbury about 5.5 miles (London Waterloo 1.5 hours), Shaftesbury 8.5 miles, A303 about 9 miles, Salisbury about 12 miles

EBBLESIDE

West End, Ebbesbourne Wake, Wiltshire, SP5 5JS

A STYLISH & IMMACULATLY PRESENTED MODERN COUNTRY HOUSE WITH BEAUTIFULLY LANDSCAPED GARDENS AND RURAL VIEWS

Hall | Drawing Room | Kitchen/Dining Room | Study | Utility Room | WC

4 Bedrooms | 3 Bath/Shower rooms (2 en-suite)

Landscaped gardens & grounds with extensive terracing | Double Garage | Shed | Greenhouse

Outstanding views over the valley

EPC : B



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The Loft, Tisbury, Wiltshire, SP3 6JG
ruralview.co.uk
mark@ruralview.co.uk
01747 442500



SITUATION

Ebbleside is located in a lovely position at the western end of this desirable Chalke Valley village, which has a Church and the popular pub The Horeshoe Inn. The area sits within the Cranborne Chase Area of Outstanding Natural Beauty famed for its dark skies and stunning walks on local footpaths. The neighbouring village of Broad Chalke has an excellent village shop & post office, with other local facilities available in Tisbury, Ludwell, Salisbury & Shaftesbury. Tisbury Railway station is about 6 miles, offering services to London Waterloo from 1 hour 50 minutes. By road the A303 is 9 miles to the north, giving access to the motorway network.

Sporting facilities abound in the area include golf courses at Rushmore and South West Wilts, racing at Salisbury or Wincanton. Fishing on local chalkstreams. The popular Jurassic

coastline in South Dorset is also within easy reach. The area is renowned for its excellent schooling locally, both state and private.

PROPERTY

Ebbleside was built about 7 years ago of mellow brick and part stone elevations under a slate roof. As a well-designed modern house it is fit for the 21st Century with good thermal insulation, air source heating and double glazed sash windows giving it an excellent EPC rating of B. There is underfloor heating throughout the ground floor with electric underfloor heating in the bath / shower rooms.

Internally the house offers well laid out rooms, with period style features including wood flooring in the hall and dining area, a carved stone fireplace with woodburner, fitted shelving and a

bay window. The kitchen / dining room is a superb entertaining space with a range of cupboards, smart corian work surfaces and an island. Modern appliances include 2 Siemens ovens, induction hob, warming drawer, American style fridge / freezer and built in AEG dishwasher.

On the first floor there are 4 double bedrooms, 2 with ensuite shower rooms, and a further beautifully fitted family bathroom. The bedrooms have hand crafted fitted cupboards and great views. There is also a useful storage attic. For room layouts and measurements please see floor plans.

OUTSIDE

Approached from the lane through electric hardwood gates over a gravel driveway with parking for several cars flanked by estate railings, beside an oak framed double garage. Brick and stone steps lead down to the pretty garden with an area of lawn bordered by well stocked herbaceous borders. Two flagstone terraces give a variety of areas to sit during the day and at sunset. To the rear is a greenhouse and useful shed.

TENURE

Freehold.

DIRECTIONS (SP5 5JS)

On A30 beside Ansty head due south towards Alvediston. Go up and over the hill and after a series of bends you will arrive at a T junction opposite the entrance to the Crown Pub. Turn left here and after about ½ mile the gates to Ebbleside will be found on the left. If you reach the junction at West End you have gone too far.

SERVICES

Mains water and electricity. Private treatment plant. Air Source Heating. Underfloor heating in bathrooms.

LOCAL AUTHORITY

Wiltshire Council.

OUTGOINGS

Council tax band G.

FIXTURES AND FITTINGS

Unless specifically mentioned all fixtures & fittings and garden statutory are excluded from the sale. Some items may be available by separate negotiation.

VIEWINGS

Strictly by appointment with Rural View.



MAIN HOUSE

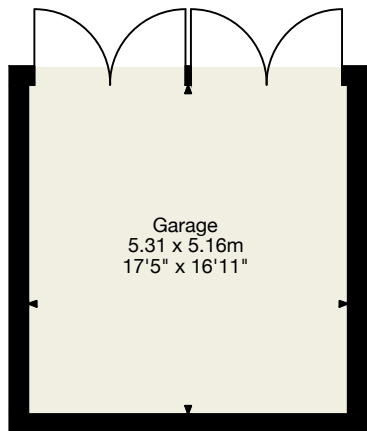
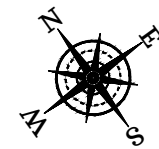
2,589 Sq Ft - 240 Sq M

GARAGE

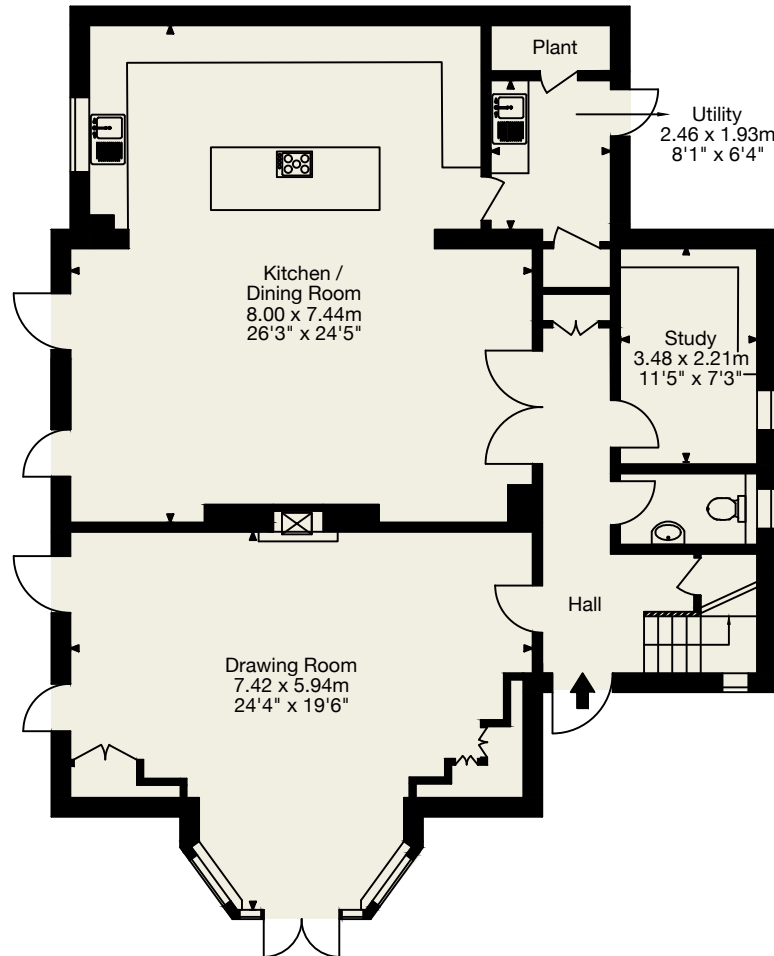
294 Sq Ft - 27 Sq M

TOTAL

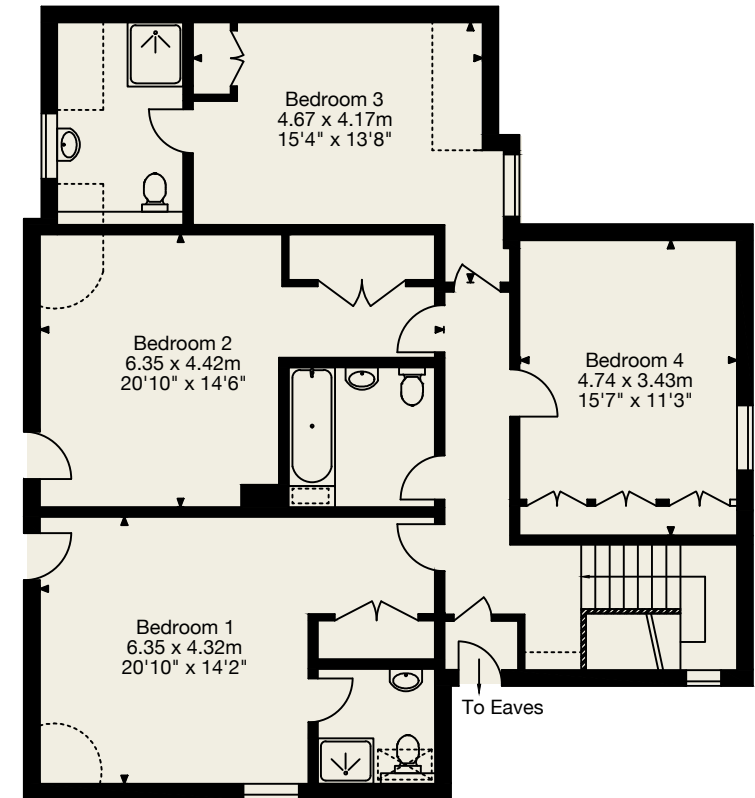
2,883 Sq Ft - 267 Sq M



Garage



Ground Floor



First Floor

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