

DAMSON COTTAGE

RIDGE, CHILMARK, WILTSHIRE



RV
RURAL VIEW

DAMSON COTTAGE

88 Ridge, Chilmark, Wiltshire SP3 5BS

AN IMMACULATELY PRESENTED PERIOD COTTAGE SET IN THIS SOUGHT AFTER LOCATION WITH SUPERB VIEWS OVER THE FONTHILL ESTATE.

Entrance porch | Sitting room | Study | Kitchen/Dining | WC

4 bedrooms | En-suite shower room | Family bathroom | Separate Studio with Bedroom and En-suite shower room & Utility Area

Charming, landscaped gardens and terraces | Water feature | Well stocked borders



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SITUATION

Damson Cottage enjoys a south facing elevated position in the sought after location of Ridge within the Fonthill Estate.

The larger village of Tisbury is about 2 miles away, offering a good choice of independent shops, a supermarket, garage, veterinary practice, doctor and dental surgeries, community and sports facilities as well as direct rail services to London (Waterloo). Tisbury is home to Messums Wiltshire, a contemporary arts centre housed in an historic thatched tithe barn as well as Old Wardour Castle, an English heritage site. The medieval cathedral city of Salisbury is within reach via the A30 and the local road network gives ready access to the other main towns in the region including Bath, Shaftesbury, Blandford, Sherborne, Warminster and Wincanton. Further afield there is access to the South Coast, the West Country, London and the nearby A303 gives convenient access to the motorway network.

Ridge is situated in an Area of Outstanding Natural Beauty and is an ideal base from which to explore many miles of footpaths and bridleways. A variety of rural pursuits are available including walking, riding, cycling, fishing and traditional 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. Many families are drawn to South Wiltshire by the quality of life and the many excellent schools in both the state and private sectors. There are several excellent dining pubs in the vicinity; The Beckford Arms at Fonthill, The Compasses Inn Chicksgrove, Royal Oak Swallowcliffe, Pythouse Walled Garden and a delicatessen at Compton Macrae, Semley. There are many places of interest such as the Longleat Estate, Stourhead Gardens, Wilton House, Fovant Badges and further afield The Newt nr Castle Carey and Hauser and Wirth at Bruton.



PROPERTY

Damson Cottage was formerly owned by the adjoining Fonthill Estate and is believed to have been built circa 1850 constructed of local greenstone and brick quoins under a clay tile roof. The cottage is at the end of a row of three cottages and accessed along a no through track from the lane. In recent years the property has undergone major renovation to extend and modernise whilst retaining character and original period features.

The kitchen/breakfast room is a lovely dual aspect room with French doors leading out to the decking area and the garden beyond. The fitted kitchen units are bespoke and handmade by Chalon with maple worktops and Welsh slate fitted around the Lacanche range cooker. The remaining accommodation is arranged over three levels and many of the rooms enjoy the wonderful views over the garden and countryside beyond. The

ground floor accommodation comprises; the kitchen/breakfast room, sitting room, study and downstairs cloakroom. The sitting room has a new wood burning stove and lined flue, built in storage cupboards and shelving. The room faces south over the garden thus benefits from far-reaching countryside views. The ground floor is tiled throughout with Travertine and has underfloor heating.

On the first floor the generous principal bedroom has an ensuite shower room and a walk-in wardrobe. There are two further double bedrooms (one with an original working fireplace) on this floor and a well-appointed family bathroom. The second floor has a fourth bedroom with Velux rooflights and storage space under the eaves.

To the rear of the cottage is a cobbled courtyard and the old Washhouse for the original two cottages. This large useful

outbuilding serves to house the utilities for the cottage and a light and spacious en suite studio room which also benefits from underfloor heating and a separate access from Woods Lane via the rear courtyards of the two neighbouring properties.

For room layouts and measurements please see floor plans.

OUTSIDE

Parking area for several cars off the access track. Garden mainly laid to lawn with established planting to include gingko, wisteria and lilac. The wooden decking area with a water feature. The upper part of the garden has vegetable plots and two garden sheds (one of which is insulated and with electricity).

SERVICES

Mains water and electricity. Under floor heating (ground floor). Oil fired central heating.

DIRECTIONS (SP3 5BS)

From Tisbury proceed east along the Avenue and turn right onto Court Street, proceed over the bridge and take turning left towards Chilmark and Ridge, passing Messums on the left hand side. Continue along Chilmark Road for approximately 1.2 miles and turn left to Ridge. Continue for approximately 0.6 miles, bear right to stay on Mill Lane. At junction turn left on to Woods Lane and track leading to Damson Cottage is first on the left. Damson Cottage is at the end of the row of cottages and the parking area is on the right.

TENURE

The tenure of the property is freehold.

SERVICES

Mains water and electricity. Under floor heating (ground floor). Oil fired central heating.

LOCAL AUTHORITY

Wiltshire Council

OUTGOINGS

Council tax band E

EPC

D

FIXTURES AND FITTINGS

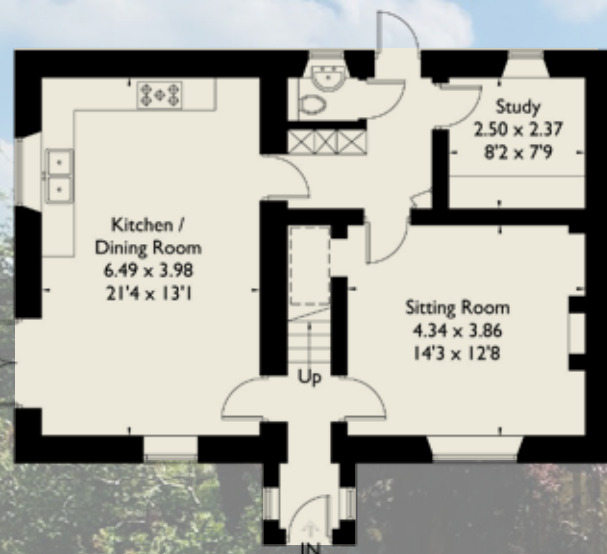
Unless specifically mentioned all fixtures & fittings and garden statuary are excluded from the sale. Some items may be available by separate negotiation.

VIEWINGS

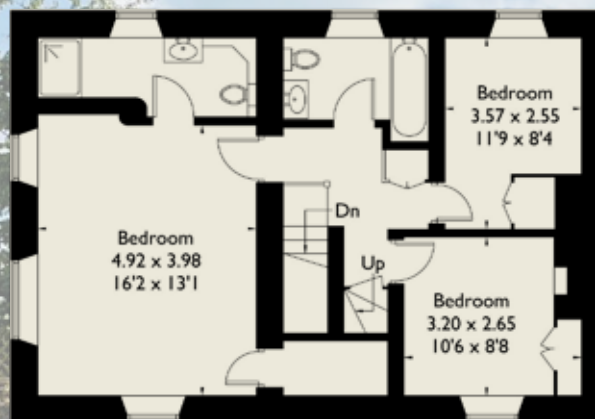
Strictly by appointment with Rural View.



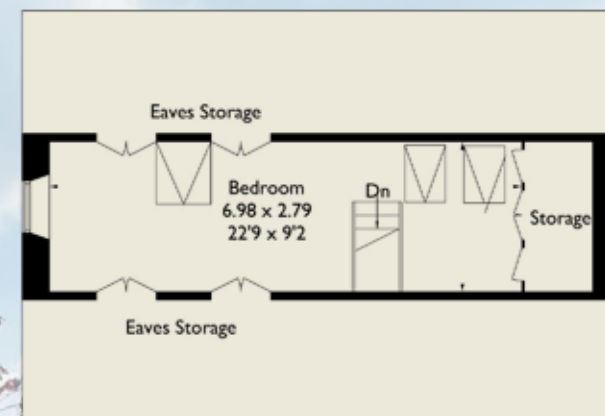
Approximate Gross Internal Area = 155.9 sq m / 1678 sq ft
(Excludes Storage)
Outbuildings = 23.1 sq m / 429 sq ft
Total = 179 sq m / 1927 sq ft



Damson Cottage - Ground Floor



Damson Cottage - First Floor



Damson Cottage - Second Floor

The Washhouse



Outbuildings

(Not Shown In Actual Location / Orientation)

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.



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