



**RV** RURAL VIEW

Hillside  
Chitterne - Wiltshire



Hillside  
77 Shrewton Road  
Chitterne  
Warmintser BA12 0LN

A stylishly designed energy efficient new detached family home nearing completion fitted & equipped to a high standard and situated in a rural village setting with countryside views

- Nearby Access to Country Walks
- Sitting Room & Family Room
- Open Plan Kitchen/Dining Room
- 4 Bedrooms & 3 Bath/Shower Rooms
- Entrance Hall & Cloakroom
- Good-Sized Garden & Off-Street Parking
- Shared Amenity & Recreation Area

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

**RV** RURAL VIEW



**Situation** Chitterne is a small rural community situated amidst the gently rolling chalk downland on the southwestern edge of Salisbury Plain where it meets the lovely countryside of the Wylde Valley. The village has an active village hall, church, playground and cricket club whilst the nearby larger villages of Codford, Heytesbury and Shrewton have between them good everyday amenities including a choice of shops, post offices, primary schools, petrol stations, doctors' surgeries and vets. The market town of Warminster is about 8 miles away and has supermarkets, shops, health and leisure facilities as well as a railway station with services to London, Bristol and Southampton whilst the station at Westbury has direct rail service to London (Paddington). The nearest regional airports are at Bournemouth, Bristol and Southampton.

Chitterne is in a lovely rural setting well placed for the A36 which provides good road access to the medieval cathedral city of Salisbury and Roman city of Bath whilst the A360 accessible at Tilshead, links to Devizes and Chippenham. The nearby A303 serves London, the West Country and the motorway network. The village is an excellent base for several highly respected schools in both the state and private sectors including amongst many others; Dauntseys, Warminster School, and Salisbury's grammar and independent schools.

Chitterne is surrounded by open stretches of undulating countryside ideal for a variety of rural pursuits including walking, riding, field sports and cycling. Racing is at Salisbury, Bath and Wincanton, sailing at Shearwater, rugby union at Bath with golf at Erlestoke, Tollard Royal, Warminster and Salisbury. There are several famous visitor attractions in the area such as Stourhead Gardens, Longleat Safari Park, Wilton House, Salisbury Cathedral and Stonehenge.



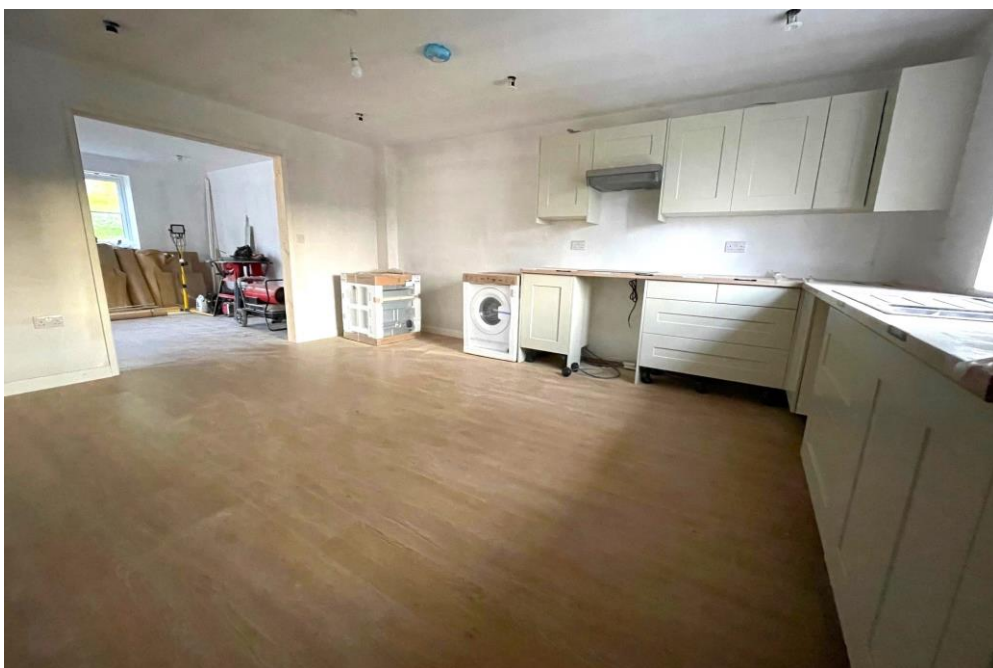


**Property** Hillside is brand new double fronted family home built by the highly experienced Wiltshire builders, Newcourt Homes Ltd to exacting standards and to a stylish but traditional design to compliment the rural village setting. The building works have been carried out using the latest building techniques, high levels of insulation and air-sourced heating making it an energy efficient, economic to run property equipped with high quality fittings.

The accommodation on the ground floor includes an entrance hall with a cloakroom, a well-proportioned sitting room, family room which could be used as a snug or office and a generously sized, attractively fitted and equipped open plan kitchen/dining room which has French doors to the rear terrace. Upstairs is a master bedroom with an en-suite shower room, a guest room with an en-suite shower room, two further bedrooms, a family bathroom and a linen cupboard.

**Outside** A drive shared with the neighbouring cottage leads past the front garden to an area of parking at the side with space for three cars. To the rear is a paved terrace and access up to a raised garden with rural views.

**Additional Land** The ownership of an area of land across Shrewton Road is to be passed on to the four households of the Bidden Development Site once they are all sold for shared amenity & recreational use. Backing on to fields with an outlook over farmland, it is where the communal sewage treatment plant is sited.



**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 = 148.3 sq m / 1596 sq ft  
Including Limited Use Area (1 sq m / 11 sq ft)



**Directions** Travelling on the A303, exit at the junction with the A36 signed to Warminster. Proceed Northwest along the Wylde Valley, take the first turning on the right to Codford, after the converted school turn right to Chitterne. On reaching the village turn right onto the B390 towards Amesbury, continue past the turning to Tilshead in the direction of Shrewton. The property will be found on the left.

**Services** Mains water & electricity, air sourced heating, private communal sewage treatment plant

**Local Authority** Wiltshire Council (West) 0300 456 0100

**Tenure** Freehold

**SAP EPC Rating** 85 (B)

**Warranty** A 10 year warranty to be issued once signed off

