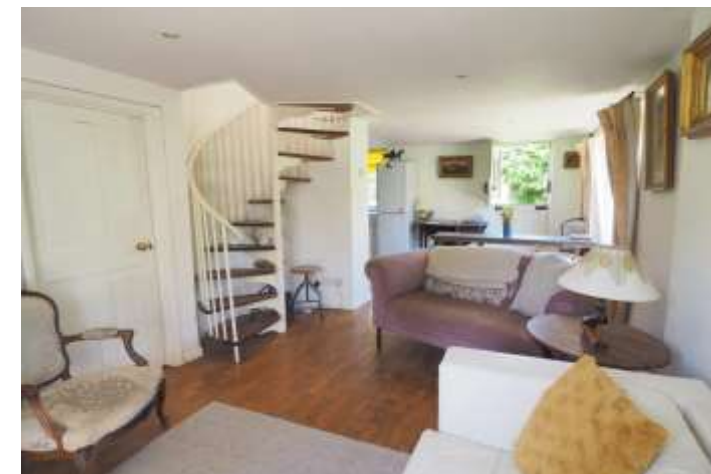




SHEEPWASH, MEAD END, BOWERCHALKE, SALISBURY, WILTSHIRE, SP5 5BW

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



SHEEPWASH, MEAD END, BOWERCHALKE, SALISBURY, WILTSHIRE, SP5 5BW
PRICE GUIDE £295,000

Located on the very edge of the picturesque village of Bowerchalke, Sheepwash is a former outbuilding originally converted for use as an annexe in the late 1990s and more recently occupied as a detached residential dwelling. The property sits centrally within a large private plot the length of which is bordered by the River Chalke with stunning countryside views beyond.

Sheepwash has an abundance of character and charm both externally and internally. The ground floor accommodation is open plan with clear separate dining area, kitchen area and sitting area; the kitchen is fitted with hand painted cottage-style units and an oil-fired Rayburn. A stable door gives access to the front garden, French doors give access to the rear garden with a second pair of French doors leading directly onto the riverside terrace from the dining area.

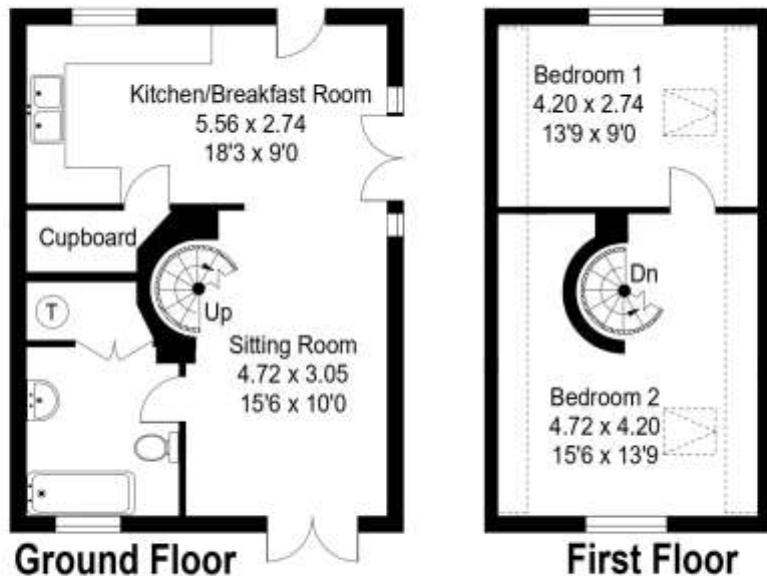


The stylish bathroom with period style fittings and excellent storage is on the ground floor. The first floor is accessed via a feature spiral staircase and offers two double aspect double bedrooms each with lovely open views. There is wood block parquet flooring throughout the ground floor; the cottage is double glazed and has oil-fired central heating to radiators.

The gardens offer a high degree of privacy and are laid predominantly to lawn with lovely countryside views. Presently, parking is available on street immediately to the front of the cottage. Sheepwash offers immense potential and scope to enlarge both the ground floor accommodation and create dormer windows on the first floor generating more floor space, all of which would of course be subject to obtaining the relevant planning consents.

The cottage has been utilized by the current owners on occasion as an air B&B and has generated approximately £9,000 per annum for each of the last two years . It is also a consideration that Sheepwash would make the perfect starter home, investment or holiday home.

Bowerchalke is a thriving rural community with a weekly market held in the village hall. The neighbouring village of Broad Chalke has an award winning community store and post office and the hugely popular Queens Head Inn. Bowerchalke itself is surrounded by the Chalke Valley, lies on the River Ebbles and has access to a great many country and rural walks. The village lies equidistant between Shaftesbury and Salisbury, (circa ten miles either way), where an extensive range of everyday shopping, leisure and education facilities can be found together with mainline railway stations.



PRODUCED FOR BAXTERS 2020

This illustration is for identification purposes only.
Not drawn to scale, unless stated.





TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band: A - £1,286.81 for year 2021/2022. Mains electricity and water connected. Oil central heating. Shared private drainage.

DIRECTIONS: From the cathedral city of Salisbury proceed in a south westerly direction along the A354 towards Blandford. Upon entering the outskirts of Coombe Bissett turn right signposted Broad Chalke. Proceed through the villages of Stratford Tony and Bishopstone and continue into Broad Chalke turning left opposite The Queens Head Inn signposted Bowerchalke and follow the road for a little over 2 miles. Sheepwash will be found on the left hand side shortly after passing the village sign for Bowerchalke.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref. 10549

Energy Efficiency Rating		Current	Potential
105-110	A		
81-104	B		90
69-80	C		
55-68	D		
49-54	E		48
35-48	F		
1-34	G		

The energy class is based on the following table:
 The energy class is based on the following table:
 EU Directive 2002/91/EC

England & Wales
 AVAILABLE FROM