



Claybush, Chilmark

£295,000

Claybush, Chilmark, Wiltshire SP3 5BJ

- Fantastic Village Location
- Recently Re-Furbished Including Re-wire
- Kitchen / Dining Room
- Cosy Sitting Room
- Three Bedrooms
- Recently Fitted Bathroom
- Gardens Front & Back
- Communal Parking
- No Onward Chain
- EPC: F.

DESCRIPTION

Located within the heart of the ever-popular Wiltshire village of Chilmark, this spacious, semi-detached house which has undergone recent re-furbished.

The beautifully presented accommodation includes an entrance hall, recently fitted kitchen/dining room, sitting room with open fireplace (subject to checking), three bedrooms and a modern bathroom. In addition, the property has a small back porch, leading into an outbuilding which provides further potential. The property also benefits from generous gardens to both the front and rear, as well as an area at the front providing communal parking for the residents of Claybush.

LOCATION

Chilmark is an exceptionally pretty village that lies within Wiltshire's Nadder Valley. It is situated 3 miles south of the A303 and close to Tisbury, which provides excellent road and rail links to London and the West Country.

The village is best known for its eponymous stone, which is used in many local houses and out of which Salisbury Cathedral, which is twelve miles to the east, was built. The village benefits from being within an Area of Outstanding Natural Beauty that is one of only 14 places globally to hold 'International Dark Sky Reserve' status, which makes for a remarkable night sky. The picturesque surrounds offer fine walking, riding and cycling, and the village itself has a thriving church and a well-regarded primary school.

Nearby Tisbury is the largest village in Wiltshire's Nadder Valley and benefits from an excellent range of immediate facilities including a Co-Operative Supermarket, independent retailers, Post Office, Public Houses, Doctors' Surgery, Dental Practices, Library, Leisure Centre, Recreation Ground and Community Groups.

There are also well thought of Grammar Schools within close proximity. Since 2014, Tisbury has been voted among the Top 10 villages to live in outside of London according to the Sunday Times.

Trains: Tisbury (London Waterloo 110m), Salisbury (London Waterloo 85 mins).



SERVICES

The property is connected to mains water, electricity and drainage. Heating is electric via Ecostrad Wifi controlled radiators as well as having an open fireplace (subject to checking) in the sitting room. Hot water is via a Sunamp heat battery which is electrically powered.

The property had a full re-wire in 2023 and all of the plumbing was replaced.





OUTSIDE

The property is accessed via Ridgeway where you enter a communal parking area providing off road parking for several vehicles. A pathway then leads you up to the front door. The property benefits from generous gardens to both the front and rear of the property.

The front garden is mainly laid to lawn. There is a further pathway to the side providing access to the back. The south westerly rear garden can also be accessed from the back porch and again is mainly laid to lawn, providing the perfect space for those with green fingers.

LOCAL AUTHORITY

Wiltshire Council Tax Band C.

TENURE

Freehold

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdl/land-and-property.htm

VIEWINGS

Strictly by appointment with Boatwrights.

01747 859 359. www.boatwrights.co.uk.



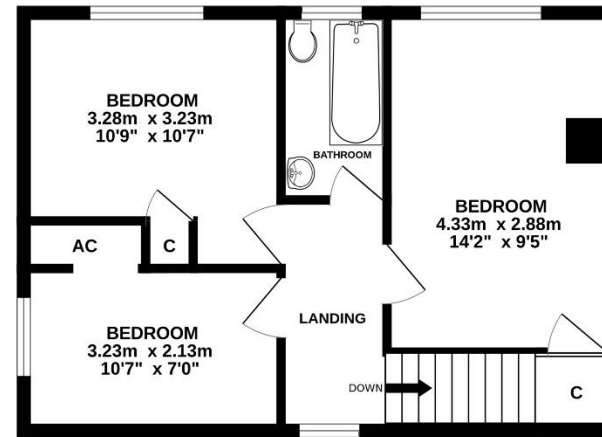
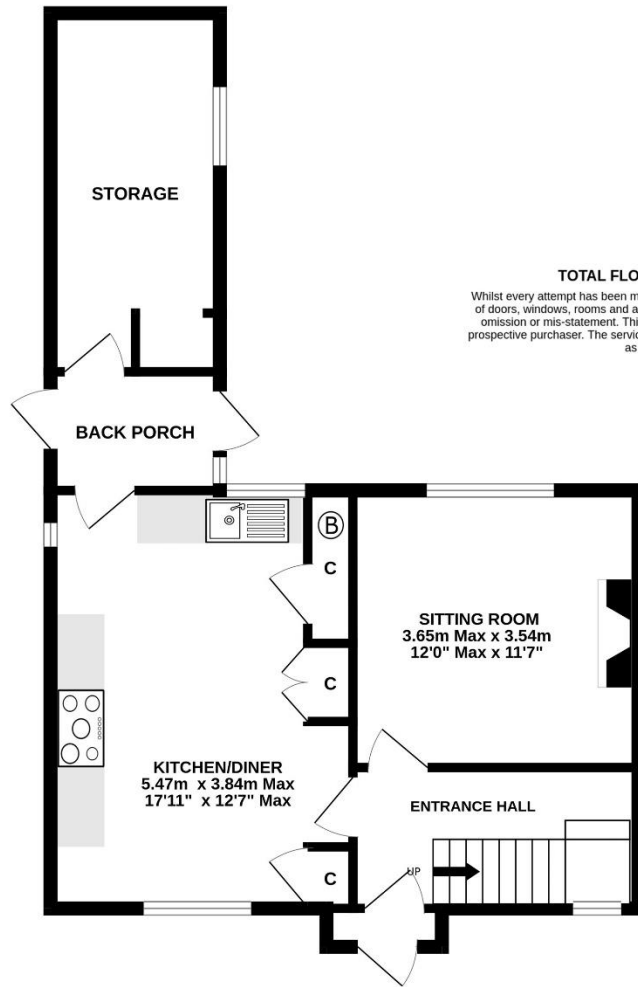
GROUND FLOOR
53.6 sq.m. (576 sq.ft.) approx.

1ST FLOOR
39.9 sq.m. (430 sq.ft.) approx.



TOTAL FLOOR AREA : 93.5 sq.m. (1006 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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