



Vine Cottages, Ebbesbourne Wake

£395,000

1 Vine Cottages, Handley Street, Ebbesbourne Wake, Salisbury SP5 5JG

- Updated & Elegantly Presented Accommodation •Character and Charm Throughout
- Kitchen/Breakfast Room •Two Bedrooms, Plus Study / Bedroom Three
- Large Sitting Room with Inglenook Fireplace, with Wood Burner
- Bathroom, Plus Additional WC •Gravelled Driveway, Providing Ample Parking
- Good Sized Rear Garden, Backing onto Countryside •EPC: E.

DESCRIPTION

1 Vine Cottages is a charming, semi-detached period cottage full of character, that has been tastefully updated by the current owners to form a delightful village residence, located in the heart of the Chalke Valley, a short walk away from the highly regarded, local village pub, The Horseshoe Inn.

The accommodation, which is all over one level, includes an entrance porch, kitchen/breakfast room, large sitting room with inglenook fireplace and wood burner, small boot room with access to the driveway, bathroom, separate WC, two bedrooms, and a study, which could be used as a single third bedroom. Subject to planning permission there is further potential to extend up into the generous, partially boarded loft and outwards into the garden.

Externally the property has a private driveway providing off-road parking for numerous cars and a generous, well-planted garden to the rear, backing onto open countryside and the hills beyond.

LOCATION

Ideally situated within the small and unspoilt village of Ebbesbourne Wake, at the western end of the Chalke Valley within the Cranborne Chase National Landscape and Area of Outstanding Natural Beauty. The village has a Church, St John the Baptist, that dates back to the 13th Century, a well renowned family run public house (The Horseshoe Inn), an active village hall and thriving village community. Nearby, the village of Broad Chalke offers a comprehensive range of village amenities including a highly regarded primary school, post office and stores, church and doctors' surgery and the annual internationally renowned Chalke Valley History Festival.

More extensive amenities can be found approximately 12 miles away at the beautiful Cathedral City of Salisbury, the iconic North Dorset Saxon hill top town of Shaftesbury is 10 miles and Tisbury, with its eclectic shops, mini-supermarket, deli and butcher, is a convenient 6 miles.

The surrounding area boasts numerous excellent schools, both private and state, including Sandroyd, Salisbury Cathedral School, Chafyn Grove, Godolphin, along with Bishop Wordsworth's, South Wilts Grammar Schools and Shaftesbury School.

Communication links are excellent with a choice of trains from Tisbury, 6 Miles (London Waterloo 1hr 45mins), Tisbury (Exeter St Davids 1hr 36mins) and Salisbury, 12 Miles (London Waterloo 1hr 30mins) and easy access to A30 and beyond.





OUTSIDE

The property, which is situated on a plot of approximately 0.2 of an acre is approached via Handley Street, a quiet country lane, where you enter a gravelled driveway providing parking for several vehicles, as well as easy access to the side entrance. A wooden gate provides further access to the rear.

The south-easterly facing rear garden can also be accessed via the double doors in the second bedroom where you step out onto a raised deck, the perfect space for sitting out on a summer evening, looking over the gardens and the views beyond.

Steps lead down to the rest of the garden which is mainly laid to lawn, with a couple of planted areas, providing colour and life, all backing onto open countryside.

The garden is enclosed to all sides, along with having a greenhouse, and garden shed.

SERVICES

The property is connected to mains electricity and water. Drainage is private in the form of a sewage treatment plant. Heating is electric, along with a wood burning stove in the sitting room.

LOCAL AUTHORITY

Wiltshire Council, Band D.

TENURE

Freehold

THATCH REPORT

The current owner has had a master thatcher look at the thatch on the 15/03/2025 and he has given his professional opinion; the report confirms the below:

Having made a full inspection of all slopes of thatch to this property, I can confirm that it is well maintained, with recent repairs, and in good condition.

For further details, please do get in touch.

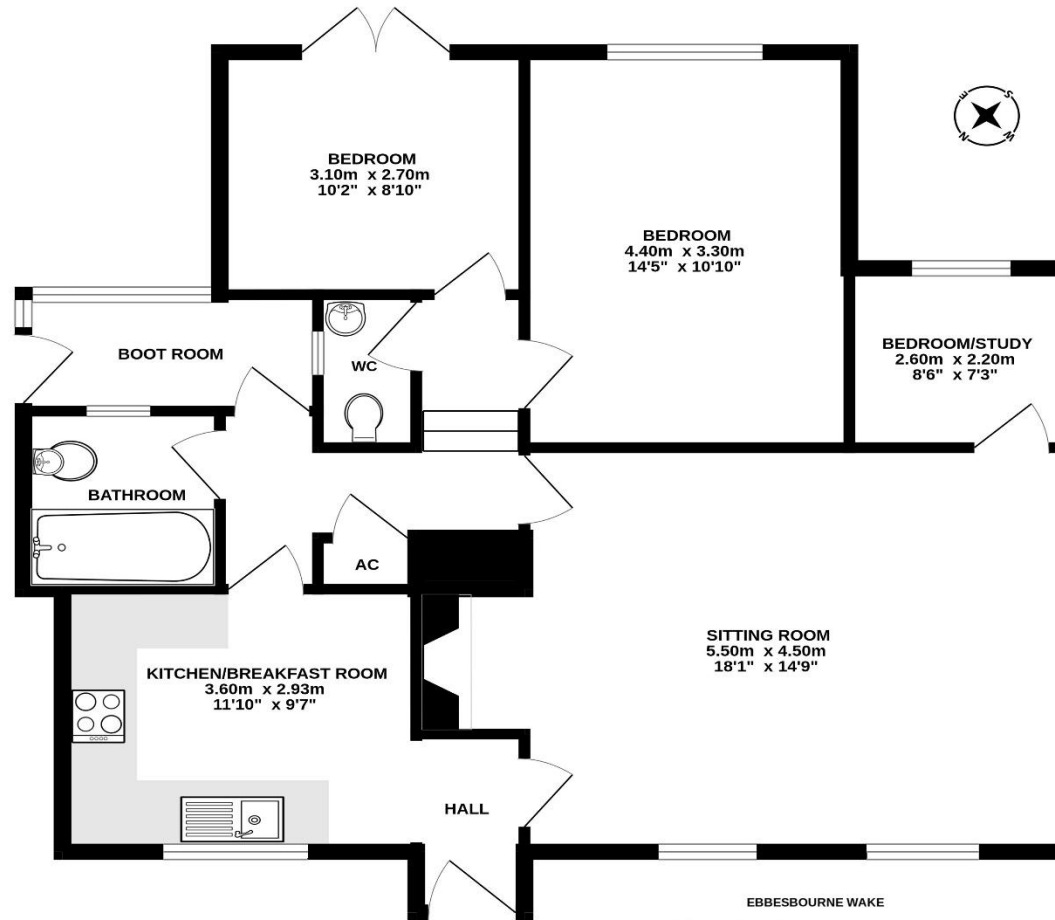
VIEWINGS

Strictly by appointment, only with Boatwrights.

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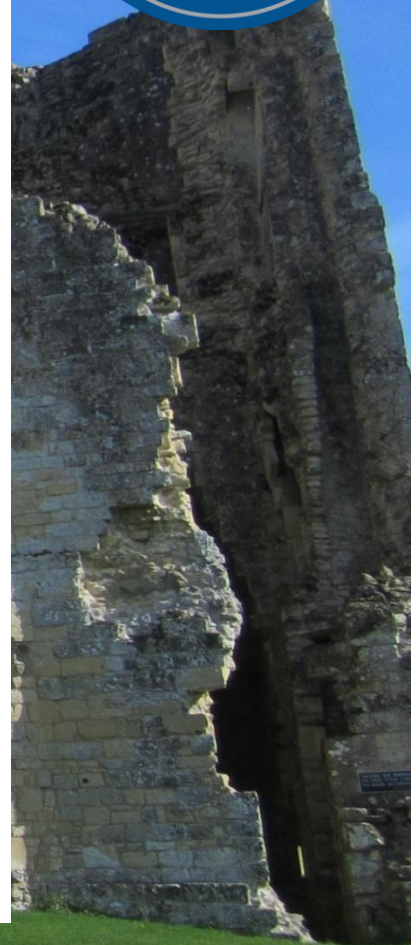


GROUND FLOOR
81.9 sq.m. (882 sq.ft.) approx.



TOTAL FLOOR AREA : 81.9 sq.m. (882 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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Important Notice

These 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. All measurements and the proportions of the floor plans provided are approximate.

22 March 2025

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