



Shepherds Croft, Bowerchalke

£225,000

Shepherds Croft, Bowerchalke, Salisbury, Wiltshire SP5 5BY

- Located in the Heart of the Chalke Valley • Kitchen / Dining Room, Plus Separate Utility
- Generous Sitting Room • Three Bedrooms, One Shower Room
- Gardens to the Front & Rear • Sunny South Facing, Large Rear Garden
- Double Carport, and Further Off-Road Parking
- Additional Storage Room, Greenhouse and Garden Shed • No Onward Chain • EPC: E.

DESCRIPTION

Located in the heart of the Chalke Valley, this well proportioned semi detached house, of Reema construction, positioned in a tucked away location, with stunning views, backing onto open countryside.

The well presented accommodation includes a welcoming entrance porch, kitchen/dining room, separate utility, large sitting room with electric fire, a further porch to the rear, three bedrooms and a shower room, with separate WC.

Externally there is a large rear garden, a further garden to the front, along with a double carport, additional off-road parking, a greenhouse and a garden shed.

LOCATION

Bowerchalke is a particularly attractive village half way along the Chalke Valley and has active Village Hall as well as a church. It is also the home for the Chalke Valley Cricket Club. Nearby Broad Chalke, has a shop with a cafe and post office, outstanding primary school, GP Surgery, sports centre and pub. There are many picturesque walks and rides within the Chalke Valley and the area is classed as an international dark sky reserve.

Salisbury is within easy reach and offers a wide range of facilities as well as direct trains to London Waterloo every half hour. There is a wide range of prep, private and grammar schools also located in nearby Salisbury. The Chalke Valley is a particularly beautiful and unspoilt stretch of countryside which forms part of the West Wiltshire Area of Outstanding Natural Beauty.



SERVICES

The property is connected mains water and electricity. Drainage is in the form of a communal septic tank. Heating is electric, along with an electric fire in the sitting room.

LOCAL AUTHORITY

Wiltshire Council, Band A.

TENURE

Freehold





OUTSIDE

The property is set back in a quiet tucked away position, where a paved pathway leads up to the front door. The front garden is mainly laid to lawn with mature shrub borders. There is a further access to the side, in which the property has a vehicular access leading to the rear, where there is a double car port, secure storage room, and a further hardscaped area providing further parking.

The sunny, south facing rear garden has been beautifully cared for over the years and can be accessed to the rear porch, where you step out onto a patio, perfect for the outdoor furniture. Gravelled pathways lead you around the rest of the garden, in which there are several different sections, some laid to lawn, others with mature shrubs and a vegetable patch.

In addition there is a greenhouse, a garden shed, along with the carport/storage area at the back, all backing onto open countryside and the hills beyond.

STAMP DUTY

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

VIEWINGS

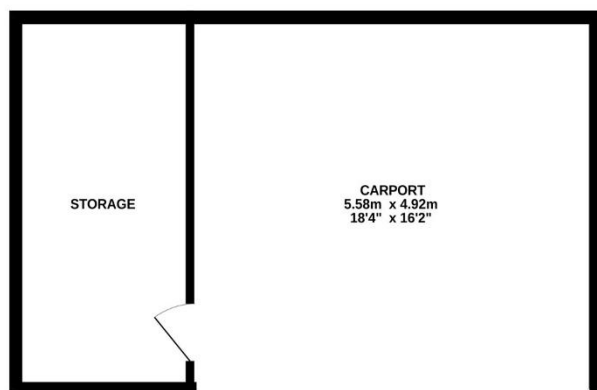
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CARPORT/STORAGE
39.4 sq.m. (424 sq.ft.) approx.

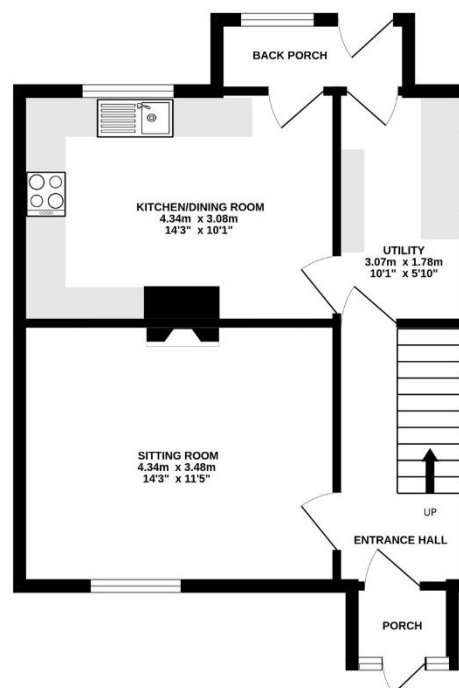


TOTAL FLOOR AREA : 123.6 sq.m. (1331 sq.ft.) approx.

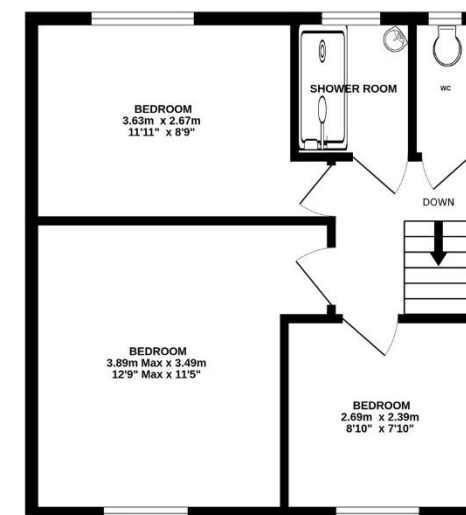
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
43.7 sq.m. (471 sq.ft.) approx.



1ST FLOOR
40.5 sq.m. (436 sq.ft.) approx.



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.

27 March 2025