



**1 Chapel Cottages** | Church Street | Bowerchalke | Salisbury | SP5 5BB



**Guide Price £260,000 freehold**

**A unique opportunity to buy a 3 bedroom semi-detached cottage in need of complete refurbishment and modernisation in the extremely popular village of Bowerchalke and with a superb garden.**

## The Property

1 Chapel Cottage is a stone built semi-detached property which represents a wonderful opportunity to modernise and improve a home to your own tastes in the extremely popular village of Bowerchalke. The property is vacant and has been completely stripped out by the current owner who has had structural improvements made to the shell of the property. The property comprises a large kitchen/dining room and separate sitting room on the ground floor. On the first floor there are 3 bedrooms and a family bathroom. The property requires first fix re-wiring and central heating as well as installations of kitchen and bathroom and a decorative overhaul throughout. The property benefits from a large south facing garden which is found just across the pathway from the front door. The garden measures some 200 feet long and backs onto a pathway and then in turn looks onto the Bowerchalke cricket field. A wonderful opportunity to buy a village home which should be viewed immediately.

## Situation

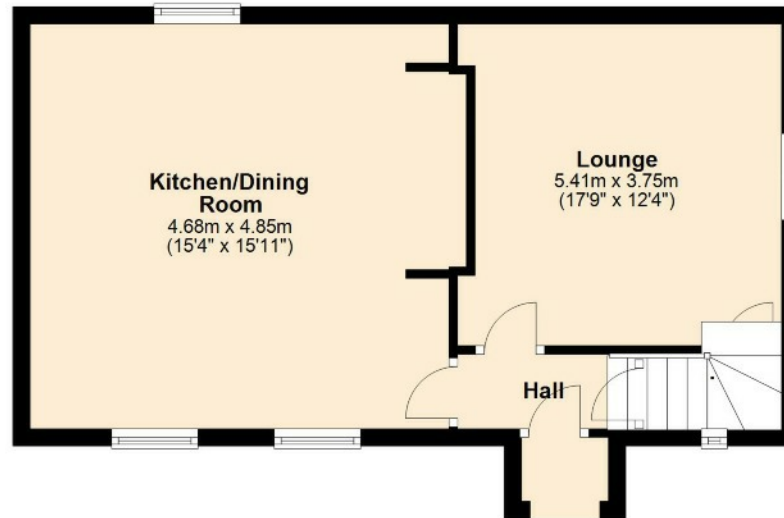
Bowerchalke is a picturesque, and highly sought-after, village in the Chalke Valley. It is approximately nine miles from the beautiful Cathedral City of Salisbury and is located within an area of Outstanding Natural Beauty, on the edge of the famous Cranborne Chase. There is a well-established market in the village hall on Saturdays and a fantastic cricket club, popular with all ages. The neighbouring village of Broadchalke has a pub, community village shop, doctors surgery and excellent primary school.

Salisbury, with its wide range of shops, restaurants, arts and recreational activities, offers a direct train service to London Waterloo (journey time from 85 minutes). Alternatively, trains travel to London Waterloo from Tisbury (9 miles from the village) taking from 108 minutes. The A303 provides access to the South West and London via the M3.

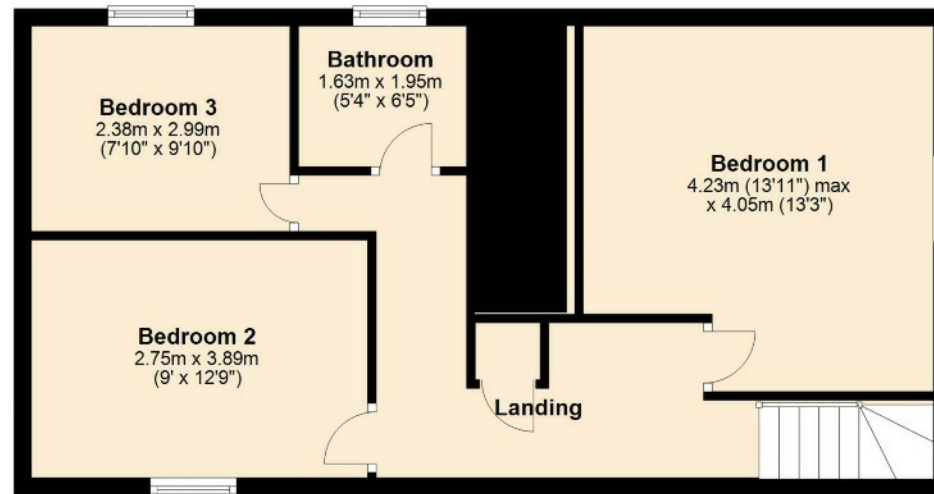
The surrounding area boasts numerous excellent schools, both private and state, including Clayesmore, Dauntseys, Warminster School, Port Regis, Cathedral School, Chafyn Grove, Godolphin School and Bishop Wordsworth and South Wilts Grammar Schools.



## Ground Floor



## First Floor



Total area: approx. 102.4 sq. metres (1102.2 sq. feet)

### AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in September 2023.



## Outside

1 Chapel Cottages is accessed from a small staircase fronting onto Church Street. A pathway leads to the front door and opposite the front door there is a useful outbuilding which makes an ideal shed and a pathway leads around to the garden which is a very good size measuring 200 ft in length. Although overgrown it has excellent potential and wonderful views onto the cricket field and drove beyond.

## Directions

From Salisbury take the A354 towards Blandford and turn right at Coombe Bissett, towards Broad Chalke. Once in the village of Broad Chalke, turn left opposite the Queens Head pub and then follow the road round to the right. Continue through the village, heading towards Bowerchalke. On arriving in Bowerchalke, The Chapel will be found on the left-hand side, after approximately ¼ mile.

## Services

Mains water and electricity are available to the property. Private drainage.

## Viewings

All viewings by appointment only through our Salisbury Residential Department 01722 424524.

## Local Authority

Wiltshire Council 0300 456 0100

## Council Tax

Council Tax Band D.



51-61 Castle Street | Salisbury | Wiltshire | SP1 3SU  
Tel: 01722 424524 | [salisbury@w-w.co.uk](mailto:salisbury@w-w.co.uk)  
[www.w-w.co.uk](http://www.w-w.co.uk)

**WOOLLEY  
& WALLIS**