

Cradle House

Berwick St John, SP7 0HQ



Guide Price £1,100,000

An intriguing and substantial property located centrally in this sought after village along with paddock land amounting to approximately 3.5 acres.



The Property at a Glance

- Four bedrooms
- Attic room
- Double garage and ample parking
- South facing garden
- Paddock land with stable
- No onward chain

Property

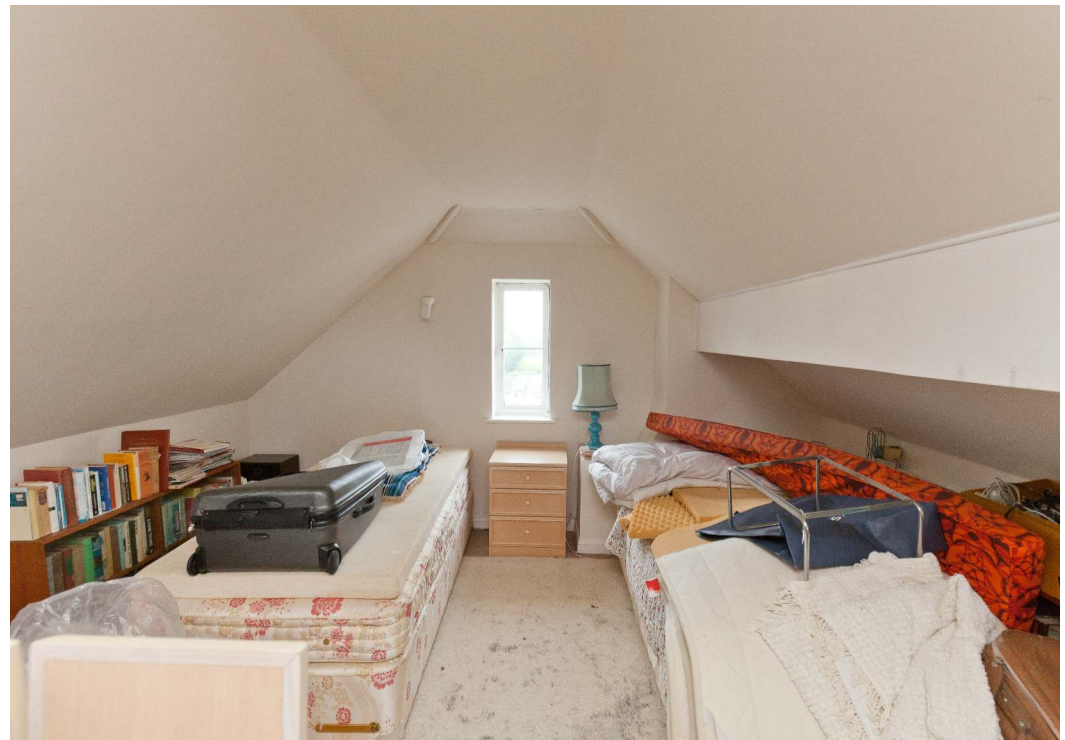
Cradle House is a substantial property with some intriguing design aspects such as the curved hall and landing walls, circular staircase and striking arched fireplace in the drawing room. The property is presented in good order with a good 'flow'. The side door opens into a generous cloakroom split from the utility room. Adjoining this is a W/C then the hall. Also from the utility area is the kitchen which has solid wood cabinets arranged for maximum storage. A door leads on to the garden room which is fully glazed on two sides maximising the views and sun. A further door opens into the dining room which also faces south and connects with the hall where there are two small steps up into the large drawing room with its feature fireplace and French doors to the garden. The circular stair well houses a substantial spiral staircase to the landing, a mirror of the hall below. Two steps lead to the principle bedroom with ample storage and spacious ensuite shower room.

Outside

The property is approached from the lane via a tarmac drive rising to the front of the property where there is space to park several vehicles. A double garage is sited to the left of the house and steps lead up to the garden which envelopes the property mainly to the south and west sides. There are soft fruit frames and vegetable beds, fruit trees and a variety of shrubs and bushes planted throughout. A green house and shed are located on the eastern side and the whole garden enjoys a sunny aspect and fabulous views.









The Situation

Berwick St John is a delightful village nestled in a valley between the chalk slopes of the West Wiltshire Downs and Win Green, in the heart of the Cranborne Chase an Area of outstanding Natural Beauty. The parish includes Ashcombe Park, part of Ferne Park and most of Rushmore Park and comprises character and period properties. The village has a thriving community spirit based around the Church and village hall. The nearby town of Shaftesbury (5 miles) offers Tesco and Lidl supermarkets and a vibrant High Street with a variety of national and independent retailers for your everyday needs including opticians, dentist, doctors, and a cottage hospital. A small range of amenities are available in the nearby villages of Ludwell and Broadchalke which both have village shops, butchers, and primary schools. For more diverse shopping the Cathedral City of Salisbury (17 miles) is accessible by road along the A30 or by train from Tisbury station (6 miles). There is a good choice of state and independent primary and secondary schools in the area and excellent communication links with the A303 (14 miles) providing access to London and the Southwest as well as a mainline railway station at Tisbury.

Services

Mains water and electricity are connected to the property. An oil fired boiler provides heating and hot water. Solar panels also provide hot water. Calor gas bottles are connected to the kitchen for cooking.

Council Tax

Wiltshire Council Tax D

EPC: E

Directions

Post code: SP7 0HQ

What3words /// accordion.structure.breezy

From the A30 just 3.5 miles east of Shaftesbury turn right towards Berwick St John. At the centre of the village, turn right onto Luke Street and the property is located on the left.

Method of Sale

This property is for sale by Informal tender. Bids are to be submitted to the Shaftesbury Office no later than 12.00 noon on Thursday 7th March 2024. Please contact the office for a bidding form.



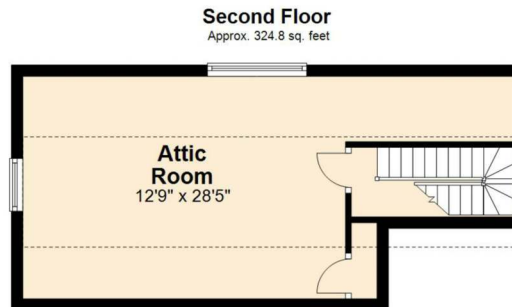
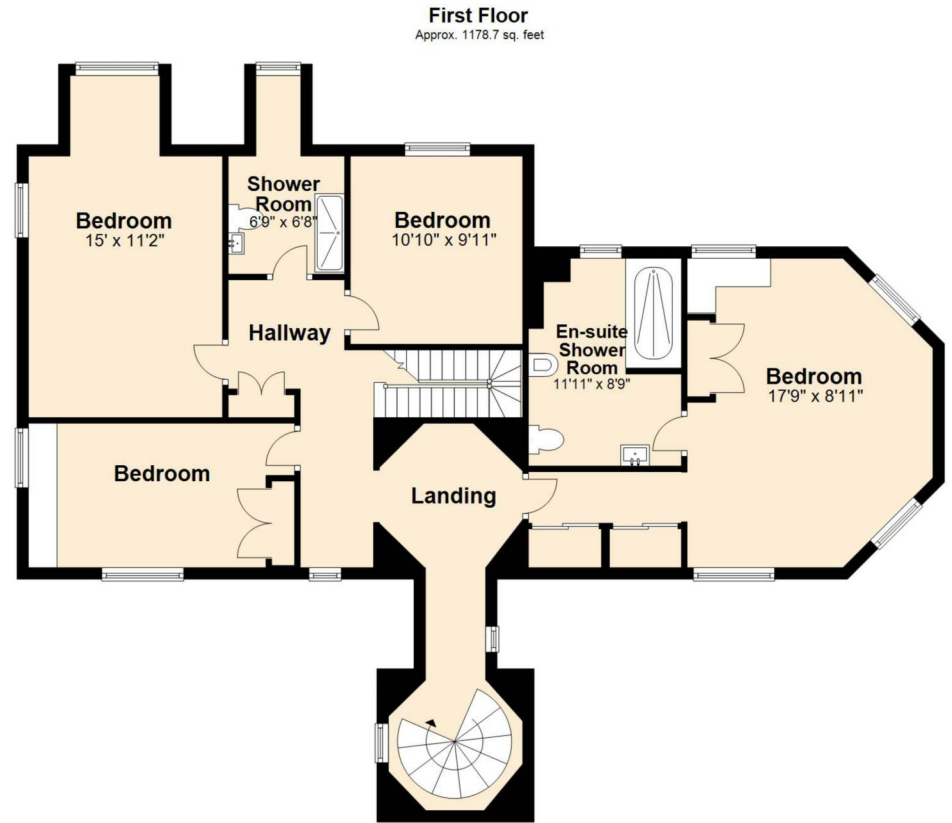
NOTE: red line denotes water pipes

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Total area: approx. 2884.7 sq. feet