

VENDITUM

RESIDENTIAL SALES

EST. 2004



Downview Misselfore

Bowerchalke, SP5 5DA

Guide price £535,000



A charming semi-detached Victorian cottage extended and modernised and enjoying superb views of Marleycombe to the East. The cottage has oil fired central heating and double glazing and is set in a very pretty garden of around a third of an acre. There is a useful outbuilding with carport, studio and utility room, two loose boxes and store and ample parking.



Location

Bowerchalke has a church, village hall, and cricket ground. Broadchalke (2 miles away) has a primary school, public house, hub/shop, doctors surgery and recreation ground. Salisbury and Shaftesbury are both around 10 miles away. The village is surrounded by beautiful countryside with many lovely walks available.

Directions

From Salisbury proceed out on the A354 Blandford Road to Coombe Bissett. Turn right here signposted Broadchalke and continue into that village turning left opposite the Queens Head. Follow the road round and proceed through Broadchalke and on into Bowerchalke. Go past the church on the left and half a mile later turn left signposted Woodyates. Downview is the third property on the right.

Hall

Study 12'4" x 7'3" (3.77m x 2.21m)
Radiator.

Dining Room 13'3" x 12'11" (4.06m x 3.96m)
Double doors to garden. 2 Radiators, 2 wall lights, shelving.

Sitting Room 14'0" x 11'1" (4.29m x 3.39m)
Open fireplace with log burner, shelving, television point, radiator, 3 wall lights, front lobby.

Kitchen/Breakfast Room 15'4" x 12'3" (4.69m x 3.75m)
Double drainer sink, range of base and drawer units, plumbing and drainage for dishwasher, electric cooker point, oil fired Rayburn, radiator, wall light.

Inner Lobby
Stairs to first floor, cupboard, radiator.

Shower Room
Shower cubicle, washbasin, WC, radiator.

First Floor Landing
Airing cupboard, lagged hot water tank, radiator.

Bedroom One 13'5" x 10'1" (4.09m x 3.08m)
Double wardrobe, radiator.

Bedroom Two 12'4" x 8'10" (3.78m x 2.71m)
Wardrobe, radiator.

Bedroom Three 10'11" x 8'6" (3.35m x 2.6m)
Wardrobe, radiator.

Bathroom
Panelled bath with shower, wash hand basin, WC, cupboard, radiator. Access to loft.

Outbuildings
Above the kitchen, accessed by external steps, is a very useful sewing room/store (3.72m x 2.17m)

The separate outbuilding includes:
Studio/Office 2.93m x 2.59m Electric radiator
Utility Room 3.13m x 3.0m Plumbing and drainage for washing machine, electric radiator.
Cloakroom WC, wash hand basin, shelving

Carport
Workshop 3.81m x 1.64m

There is also a stable with two loose boxes and store, a greenhouse and further shed/logstore.

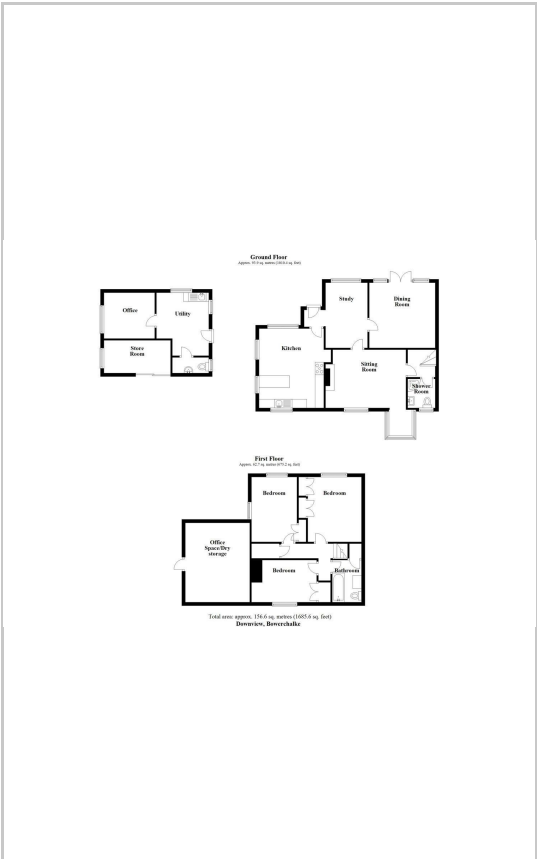
Outside

To the front of the cottage there is a lawn with flower beds, tarmac drive to the side with ample parking and a further large lawn to the rear with a terraced area by the cottage. The property enjoys lovely views to both the front and the rear.

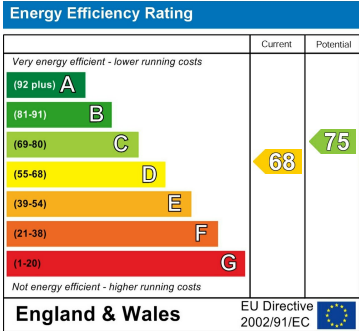
Area Map



Floor Plans



Energy Efficiency Graph



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