

# COTTAGE ON THE BANK

EBBESBOURNE WAKE, WILTSHIRE



RV  
RURAL VIEW



Broad Chalke 3 miles, Tisbury 6 miles (London Waterloo 1hour 50 mins), Shaftesbury 9 miles, Salisbury 12 miles, Southampton Airport 34 miles

# COTTAGE ON THE BANK

Ebbesbourne Wake, Wiltshire, SP5 5JQ

A CHARMING PERIOD COTTAGE WITH BEAUTIFUL GARDENS SET IN THE  
HEART OF THIS DESIRABLE CHALKE VALLEY VILLAGE

Hall | Sitting Room | Study | Snug | Kitchen / Breakfast Room

Boot / Utility Room | WC | Integral Garage.

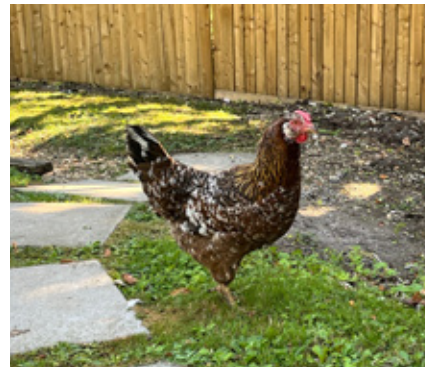
3 double bedrooms | Dressing room / bedroom 4 | 3 bath / shower rooms (2 en-suite)

Charming garden, terrace and loggia

Summer house, wood store, chicken run

Downland views

**About 0.7 acres.**



**RV** RURAL VIEW

The Loft, Tisbury, Wiltshire, SP3 6JG  
ruralview.co.uk  
cs@ruralview.co.uk  
01747 442500



## DESCRIPTION

This handsome cottage is originally thought to have been a pair of cottages now sympathetically re-instated into one house. It has attractive brick & stone elevations under a thatch and tile roof.

Internally the house offers well laid reception rooms, hosting a wealth of period features including flagstone flooring throughout the ground floor, inglenook and open fireplaces, exposed beams and fitted shelving. The farmhouse style kitchen has a range of traditional cupboards and a 2 oven oil fired Aga, Miele oven, central island and larder cupboard.

On the first floor there are 3 double bedrooms, one with an ensuite bathroom, the other an ensuite shower. Bedroom 3 has an impressive vaulted ceiling. A dressing room / bedroom 4 and

family bathroom with shower completes the accommodation upstairs. There is underfloor heating in the Sitting room, Snug, Hall and Family bathroom.

For room layouts and dimensions please see floor plans.

## OUTSIDE

Approached from the lane is a driveway with parking for 3 cars, beside a garage with electric up and over door (this is also integral to the main house). The pretty gardens are mainly to the rear and can be approached via picket gates at the front or to the side. The lower section of the garden is largely terraced, with a charming oak framed Loggia area which is ideal for al-fresco dining. Flagstone steps lead up to upper lawns interspersed with apple trees and seating areas. The garden is enclosed by wooden fencing and along the western boundary is a high wall, wood

store and raised vegetable beds (in need of repair). From this area there are fine views to the downland on the eastern side of the valley.

In the southern corner is a timber summer house, which has been used as an office, with separate WC, power and Wi-Fi. Adjoining is a chicken run and small area of scrub & trees along the bank. In all the gardens extend to about 0.7 acres.

## SITUATION

The cottage is located in the heart of the village opposite the renowned pub The Horseshoe Inn. Ebbesbourne Wake is a highly desirable village in the middle of the Chalke Valley. The area sits within the Cranborne Chase Area of Outstanding Natural Beauty, and there are stunning walks all around on local footpaths. The neighbouring village of Broad Chalke has an excellent village

shop & post office, with other local facilities available in Tisbury, Ludwell, Salisbury & Shaftesbury. Tisbury Railway station is about 6 miles, offering services to London Waterloo from 1 hour 50 minutes. By road the A303 is a short distance to the north of Tisbury, giving access to the motorway network.

Sporting facilities abound in the area include golf courses at Rushmore and South West Wilts, racing at Salisbury or Wincanton. The popular Jurassic coastline in South Dorset is within easy reach. The area is also renowned for its excellent schooling locally, both state and private.

#### **EPC**

Energy Efficiency Rating Current: E Please refer to the agents for the complete Energy Performance Certificate.

#### **DIRECTIONS**

Postcode : SP5 5JQ. Sat nav will take you to the house.

Heading west on the A30 from Fovant take the first left signed to Broad Chalke. Carry on up and over the hill into Fifield Bavant. At the junction turn right and follow the lane around several bends into the village of Ebbesbourne Wake. Shortly after a sharp lefthand bend drive will be found on the right opposite the Horseshoe Inn which is on the left

#### **TENURE**

The tenure of the property is freehold.

#### **OUTGOINGS**

The property is subject to Council Tax Band G.

#### **SERVICES**

Mains water and electricity. Private drainage. Oil Fired Central Heating.

#### **LOCAL AUTHORITY**

Wiltshire Council.

#### **FIXTURES AND FITTINGS**

Unless specifically mentioned all fixtures & fittings and garden statuary are excluded from the sale, some items may be available by separate negotiation.

#### **VIEWINGS**

Strictly by appointment with Rural View.





**MAIN HOUSE**

2,347 Sq Ft - 218 Sq M

**GARAGE**

280 Sq Ft - 26 Sq M

**WOOD STORE**

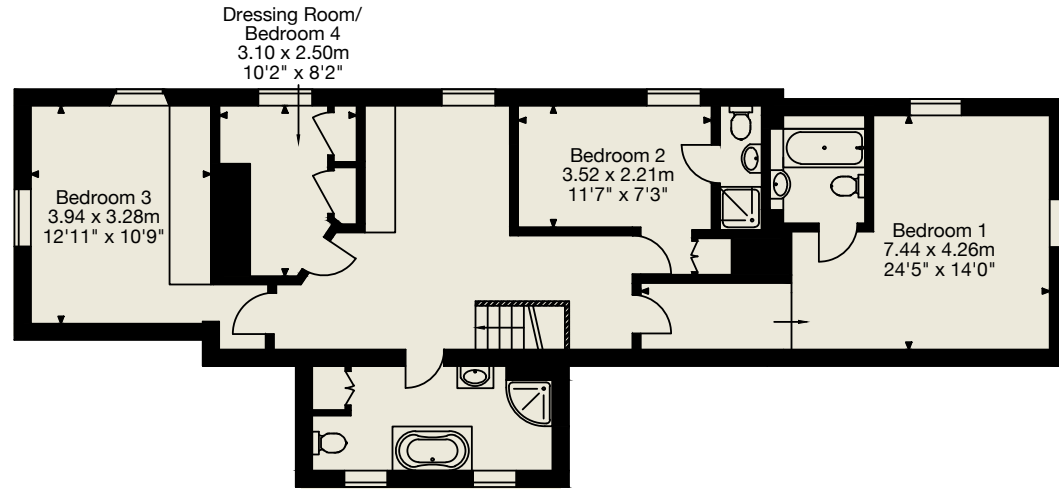
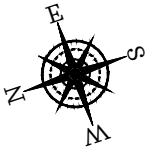
54 Sq Ft - 5 Sq M

**SUMMER HOUSE**

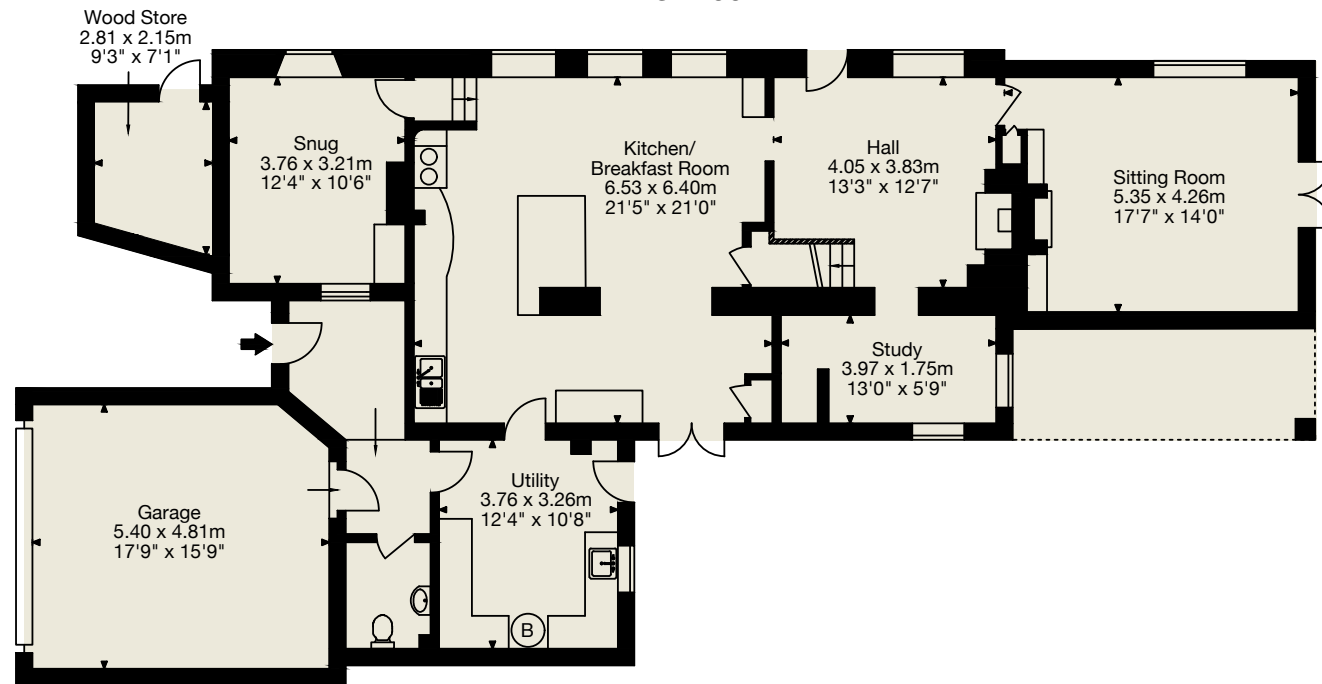
183 Sq Ft - 17 Sq M

**TOTAL**

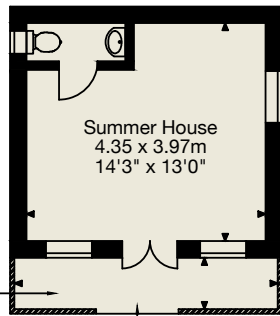
2,864 Sq Ft - 266 Sq M



First Floor



Ground Floor



Summer House

**NOTICE:** Rural View (Salisbury) Ltd, their sub agents and their clients give notice that they have no authority to make or give any representations or warrants in relation to the property. These particulars have been prepared in good faith. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Rural View has not tested any services, equipment or facilities.



**RV** RURAL VIEW

[RURALVIEW.CO.UK](http://RURALVIEW.CO.UK)