



Marleycombe, Church Street, Bowerchalke, Salisbury,  
Wiltshire

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& PARKER**

BNP PARIBAS GROUP 

# Marleycombe, Church Street, Bowerchalke, Salisbury, Wiltshire SP5 5BE

A delightful thatched family house with established grounds and large barn, set in the scenic Chalke Valley

Tisbury Station 8.7 miles (London Waterloo 1hr 48 mins), Salisbury 11.9 miles, Shaftesbury 12 miles, A303 21 miles, Southampton Airport 33.3 miles, Bath 39.8 miles

Porch | Entrance hall | Sitting room | Music room  
Study | Conservatory | Craft room/bedroom 5  
Kitchen | Breakfast room | Dining room | Utility  
Cloakroom | Principal bedroom with en suite  
bathroom | Bedroom 2 with dressing room and  
en suite bath and shower room | 2 Further first  
floor bedrooms | Gardens | 0.59 acres  
Barn/garages | EPC Rating E

## The property

Marleycombe is a charming period detached house, which offers over 3,000 sq. ft. of accommodation with a wealth of character features such as exposed timber beams, latched wooden doors, casement windows, fine flooring and feature fireplaces.

The more recently added in-keeping stone-built porch opens to the entrance hall and various separate stairways throughout the ground floor rise to the first-floor rooms. To one side of the central hallway is a formal dining room and the other an elegant breakfast room, with parquet flooring, both offering handsome brick-built inglenook fireplaces. The breakfast room leads to a quiet study, whilst the dining area flows into an elegant 20 ft. corniced sitting room with a ceiling rose, French doors to the south-facing garden and a feature fireplace, with a dual-aspect music room overlooking the pretty rear garden. Adjacent is a cloakroom

and utility, along with an adaptable craft room, which could be used as ground floor bedroom, if required. The in-keeping kitchen is a newer addition, enjoying wide glazed windows with leafy aspects, ample natural light and double doors to the airy conservatory. The kitchen comprises a range of country-style wall and base cabinetry and worksurfaces, with a cream inset AGA range, separate cooker and breakfast bar. The spacious first floor is home to four well-proportioned and attractive bedrooms with various fine features and elevated aspects.

## Outside

The property resides within an enviable plot surrounded by lush countryside, approached via a private tarmac and gravelled driveway giving access to the sizeable, detached timber-built barn block. The mature garden comprises an impressive formal lawned front garden with tall evergreens and specimen trees, shrubs, colourful herbaceous planting, original stone walls, a gravelled pathway and stone steps to the main entrance and a charming paved pathway and south-facing terrace. The plot wraps around to a rear terrace, a range of further shrubs and trees and a dedicated kitchen garden and greenhouse.

## Location

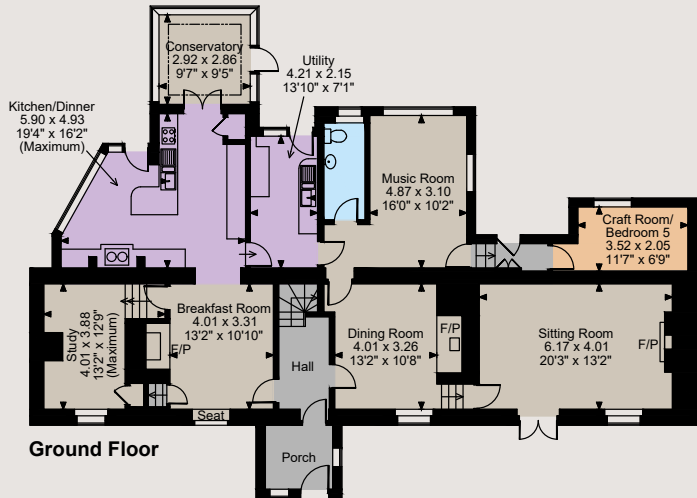
Bowerchalke is a sought-after village in the Chalke Valley on the fringes of the Cranbourne Chase and Wessex Downs Area of Outstanding Natural Beauty. It has a village hall, cricket club and church, with nearby Broad Chalke offering a popular public house and shop/Post Office. The thriving city of Salisbury and the Saxon town of Shaftesbury provides a comprehensive range of additional amenities including shops, restaurants, arts and recreational pursuits. Tisbury Station offers London links, with the A30, A303 and A354 providing convenient road connections to the M3 and M27 and beyond. Notable schools include Port Regis, Sandroyd and Hazelgrove preparatory schools and Dauntseys, Sherborne, Bryanston and Milton Abbey.



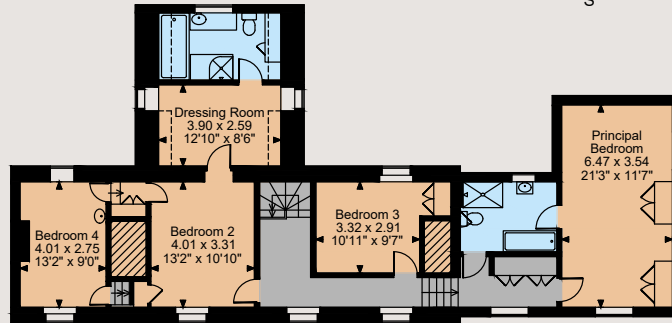


## Floorplans

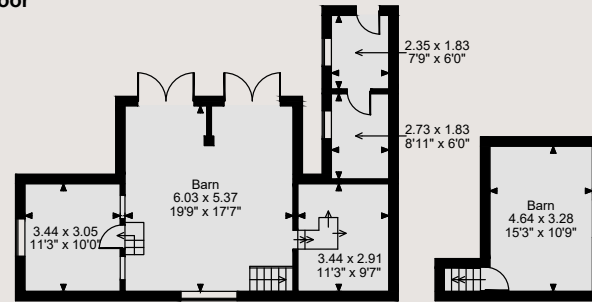
House internal area 3,011 sq ft (280 sq m)  
 Barn internal area 857 sq ft (80 sq m)  
 For identification purposes only.



Ground Floor



First Floor



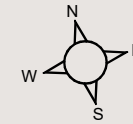
Barn/Garaging

Barn/Garaging  
First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

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## Directions

What3Words – notifying.cookers.evenly

From Salisbury head south west on the A354, turning right at Coombe Bisset and left opposite the Queens Head public house in Broad Chalke. Follow the road to the right and continue through the village to Bowerchalke, staying on Church Street, where the property will be found on the left.

## General

**Local Authority:** Wiltshire Council - 0300 4560100

**Services:** Mains electricity and water. Private drainage. Oil-fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G.

**Tenure:** Freehold

**Guide Price:** £1,000,000

**Rights of Way:** The neighbouring property (Butts Cottage) has a right of way across the driveway.

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Salisbury

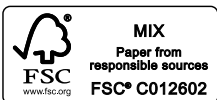
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