



Pound Street, Ebbesbourne Wake

£529,995

## Pound Street, Ebbesbourne Wake, Wiltshire SP5 5JE

- Detached Chalet Bungalow in Quiet Location
- Within the Heart of the Chalke Valley
- Spacious Kitchen/Dining Room
- Sitting Room with Wood Burning Stove
- Two Downstairs Bedrooms (Which Could Serve a Number of Uses)
- Two Further Upstairs Bedrooms
- One Shower Room, One Bathroom
- Garage/Store & Off-Road Driveway Parking
- Gardens Front & Rear
- No Onward Chain
- EPC: C

### DESCRIPTION

A well-appointed, detached chalet style bungalow, located within the heart of the ever-popular Chalke Valley, in a quiet tucked away position, with several countryside walks from the doorstep.

The well-presented accommodation, which is arranged over two floors includes a spacious kitchen/dining room, sitting room with wood burning stove, two downstairs bedrooms (which could serve other uses), a downstairs shower room, two further upstairs bedrooms and a family bathroom.

Externally there is a garden to front and rear, a garage/store, as well as off-road parking for a couple of vehicles.

### LOCATION

Ebbesbourne Wake is a historic village located in the heart of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, nestled within the idyllic Chalke Valley. Mentioned in the Domesday Book, the village boasts a rich heritage, with the 14th-century Church of St John the Baptist reflecting its deep medieval roots. Surrounded by rolling chalk hills and ancient farmland, it offers a tranquil rural setting with strong historical ties to the nearby cathedral city of Salisbury and the hilltop town of Shaftesbury. These connections have long influenced the village's development and character.

Ebbesbourne Wake features a traditional village pub, The Horseshoe Inn, a village hall, and a close-knit community. It is part of a network of charming Chalke Valley villages, including nearby Broad Chalke, which offers additional amenities such as a community shop and café. Together, they form a vibrant and historically rich rural landscape.



### SERVICES

The property is connected to mains electricity and water. Drainage is in the form of a septic tank. There is oil fired central heating, as well as a wood burning stove in the sitting room.

### LOCAL AUTHORITY

Wiltshire Council, Band D.

### TENURE

Freehold





## OUTSIDE

The property is located on a quiet village road (Pound Street), where you enter a driveway to the back of the property, providing parking for a couple of vehicles and access to the rear entrance via a pathway.

To the front of the property there is a garden, mainly laid to lawn with a couple of mature shrubs. Access to either side takes you around to the rear, along with the double doors in the kitchen/dining room in which you step out into the rear garden which has been designed, more with low maintenance in mind, mainly laid to gravel, providing space for the garden furniture, with planted borders, providing colour and life.

The property also benefits from a garage/store at the end of the driveway.

## STAMP DUTY

To calculate the stamp duty payable on this property visit [www.hmrc.gov.uk/tools/sdlt/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdlt/land-and-property.htm)

## VIEWING

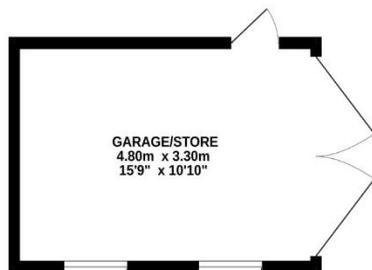
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GARAGE  
15.8 sq.m. (170 sq.ft.) approx.



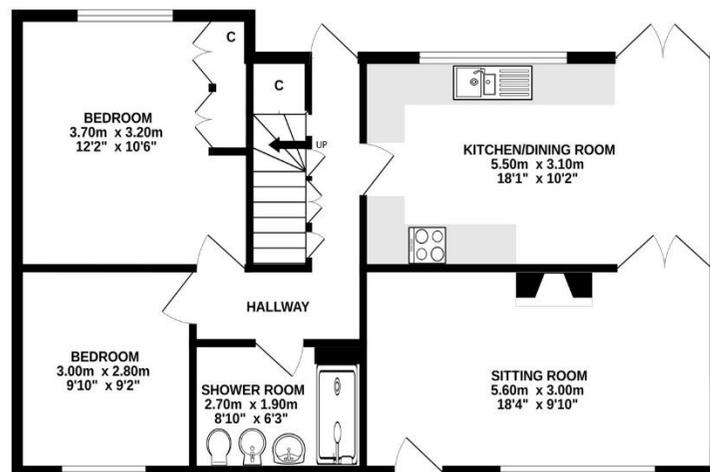
## EBBESBOURNE WAKE

**TOTAL FLOOR AREA : 140.0 sq.m. (1507 sq.ft.) approx.**

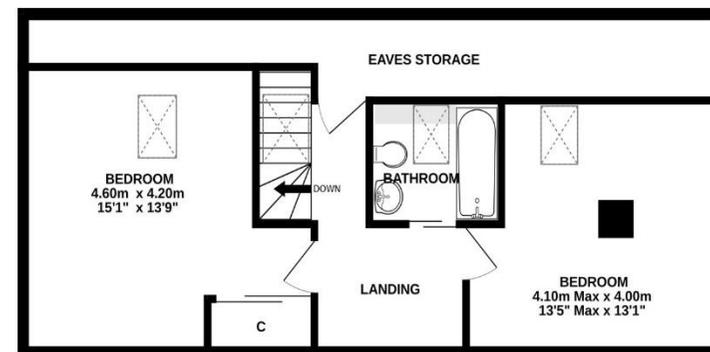
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR  
69.1 sq.m. (744 sq.ft.) approx.



1ST FLOOR  
55.0 sq.m. (592 sq.ft.) approx.



### Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

06 May 2025