



Willow Cottage, The Street, Chilmark

£350,000

Willow Cottage, The Street, Chilmark, Wiltshire SP3 5AR

- A Beautifully Presented Grade II Listed Village Residence
- Characterful Features Throughout
- Large Dual Aspect Sitting Room
- Cottage Style Kitchen Leading into Separate Dining Room
- Two Double Bedrooms, Plus additional Cot Room / Study
- Modern Fitted Bathroom
- Private & Enclosed South Westerly Garden
- No Onward Chain
- EPC: Exempt.

DESCRIPTION

An elegant and charming, beautifully presented, large two-bedroom Grade II listed thatched cottage located in the centre of the quintessential Wiltshire village of Chilmark.

The cottage dates back to the early 18th Century and benefits from characterful features throughout. The accommodation comprises of a dual aspect sitting room with inglenook fireplace, well-appointed cottage style kitchen, leading into a separate dining room, two double bedrooms, an additional cot room/study, modern bathroom and a private, enclosed south facing rear garden.

LOCATION

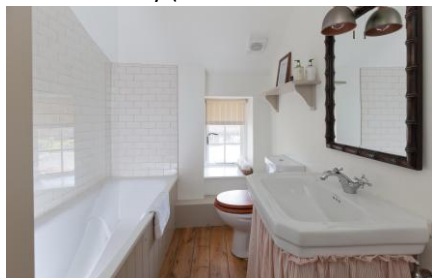
Chilmark is an exceptionally pretty village that lies within Wiltshire's Nadder Valley. It is situated 3 miles south of the A303 and close to Tisbury, which provides excellent road and rail links to London and the West Country.

The village is best known for its eponymous stone, which is used in many local houses and out of which Salisbury Cathedral, which is twelve miles to the east, was built. The village benefits from being within an Area of Outstanding Natural Beauty that is one of only 14 places globally to hold 'International Dark Sky Reserve' status, which makes for a remarkable night sky. The picturesque surrounds offer fine walking, riding and cycling, and the village itself has a thriving church and a well-regarded primary school.

Nearby Tisbury is the largest village in Wiltshire's Nadder Valley and benefits from an excellent range of immediate facilities including a Co-Operative Supermarket, independent retailers, Post Office, Public Houses, Doctors' Surgery, Dental Practices, Library, Leisure Centre, Recreation Ground and Community Groups. There are also well thought of Grammar Schools within close proximity.

Since 2014, Tisbury has been voted among the Top 10 villages to live in outside of London according to the Sunday Times.

Trains: Tisbury (London Waterloo 110m), Salisbury (London Waterloo 85 mins).



SERVICES

The property is connected to mains electricity, water and drainage. There is oil fired central heating.

LOCAL AUTHORITY

Wiltshire Council Tax Band E





OUTSIDE

To the rear of the cottage is a private, enclosed and south westerly facing garden that offers an attractive and tranquil outside space. The garden which is mainly laid to patio for ease of maintenance, also includes a number of raised beds, which have been planted with small trees, flowers, shrubs and bulbs to offer an array of colour and life in the spring/summer months.

To the front of the property is a grassed area with a pathway leading to the front door, and a winterbourne that runs through Chilmark. Parking is on the quiet road at the front.

TENURE

Freehold

STAMP DUTY

To calculate the stamp duty payable on this property visit

www.hmrc.gov.uk/tools/sdlit/land-and-property.htm

VIEWINGS

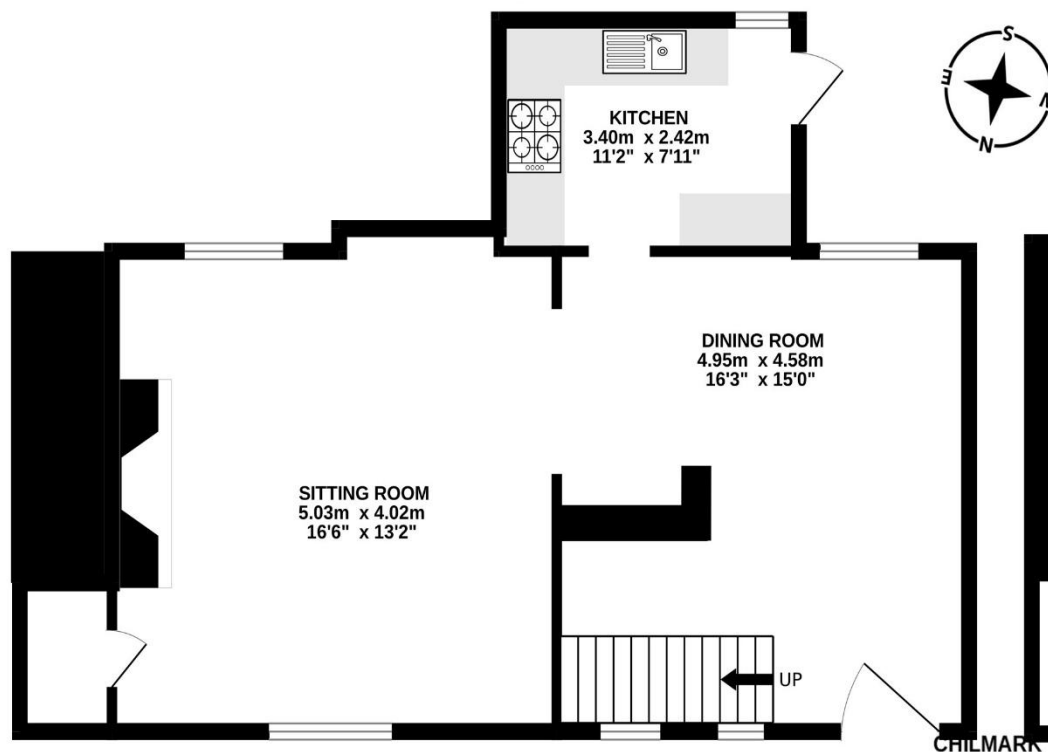
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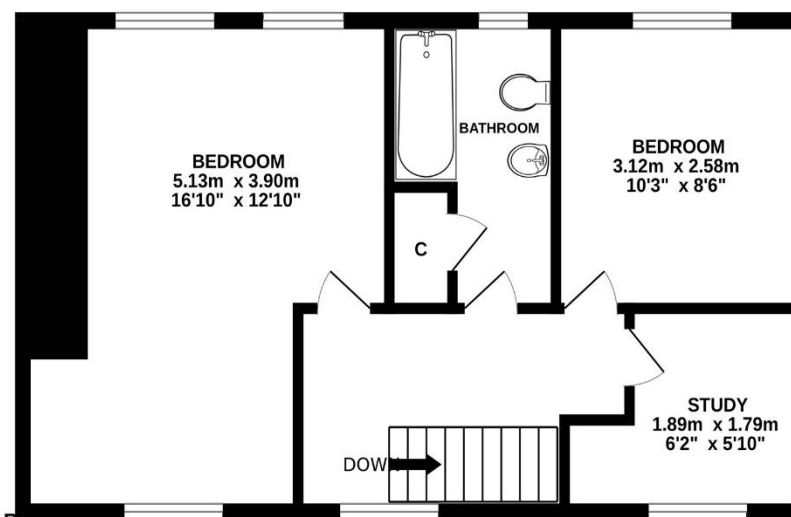




GROUND FLOOR
57.9 sq.m. (623 sq.ft.) approx.



1ST FLOOR
43.8 sq.m. (471 sq.ft.) approx.



TOTAL FLOOR AREA : 101.7 sq.m. (1094 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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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.

07 May 2025