



Ridgeway, Chilmark

£285,000

Ridgeway, Chilmark, Wiltshire SP3 5BX

- Quiet Cul -De- Sac Location Within Popular Village
- Views Across Neighbouring Farmland ·In Need of Modernisation ·Large Sitting Room
- Kitchen/Dining Room with Access to Garden WC ·South Easterly Facing Rear Garden
- Three Bedrooms, One Shower Room, Plus Downstairs ·Garage & Parking
- No Onward Chain ·EPC: E.

DESCRIPTION

This three-bedroom semi-detached house is located within a quiet cul de sac location, situated in a tucked away position, backing onto open farmland.

The house offers well-appointed accommodation, which would benefit from modernisation, arranged over two floors. The property, to the first floor, comprises of an entrance hall, large sitting room, kitchen/dining room with access into the garden, separate store, a storage cupboard and a downstairs WC. To the first floor there is three bedrooms and a shower room, all accessed from a generous landing, as well as a further storage cupboard.

Externally is a private rear garden, as well as off-road driveway parking and a single garage. The property is being sold with no onward chain.

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 drainage, water and electricity. Heating is electric. The property also has solar panels.

LOCAL AUTHORITY

Wiltshire Council Tax Band C.





OUTSIDE

To the front of the property is driveway parking that in turn leads to the garage that has an up and over door. The front garden is mainly laid to lawn, along with a pathway leading up to the entrance door, which also leads around to the rear. The South easterly facing rear garden can also be accessed from the kitchen where you step out onto a patio. Steps then lead up to the rest of the garden which is mainly laid to lawn, with a further patio at the top, making the most of the views over the neighbouring farmland.

TENURE

Freehold

AGENTS NOTE

We would like to make purchasers aware that the solar panels are leased, so we recommend anyone purchasing with a mortgage checks with their broker before proceeding.

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

VIEWINGS

Strictly by appointment, only with Boatwrights.

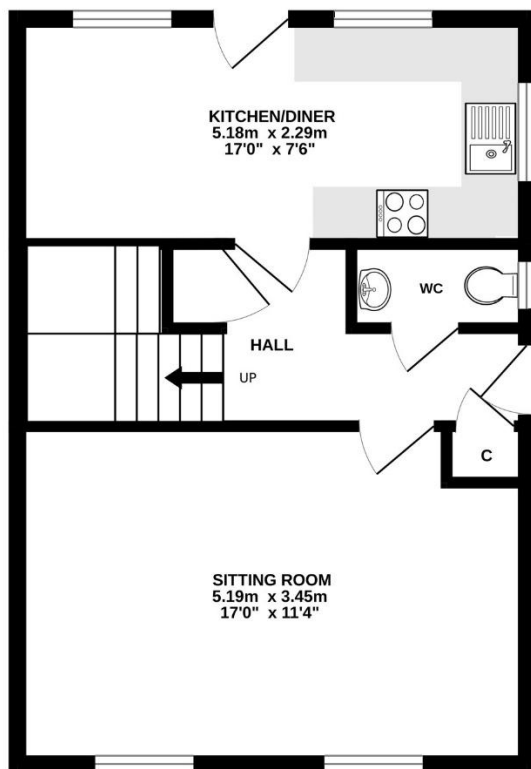
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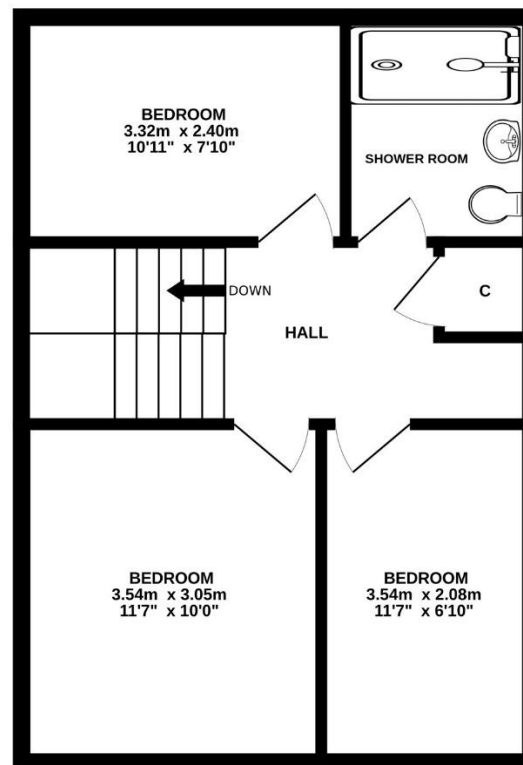




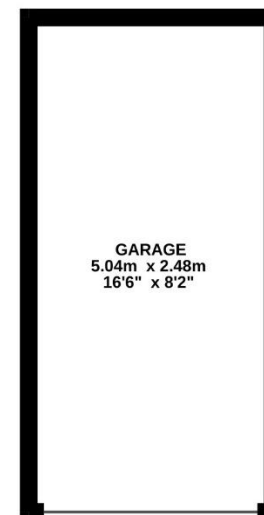
GROUND FLOOR
39.4 sq.m. (424 sq.ft.) approx.



1ST FLOOR
39.4 sq.m. (424 sq.ft.) approx.



GARAGE
12.5 sq.m. (135 sq.ft.) approx.



TOTAL FLOOR AREA : 91.3 sq.m. (983 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.

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