



**Salisbury Road, Chilmark**

**Guide Price £850,000**



## Greenacres, Salisbury Road, Salisbury, Wiltshire SP3 5AH

- Impressive Detached Village Home In Wiltshire's Nadder Valley
- Four Bedrooms & Two Bathrooms
- Beautifully Presented Throughout
- Four Reception Rooms
- Over 2000 Sq. Ft. Of Flexible Accommodation Arranged Over Two Floors
- Stunning Gardens Of Approx. Two Acres
- Detached Office / Studio / Outbuilding
- Off Road Parking & Double Garage
- No Onward Chain
- EPC: Awaited

### THE PROPERTY

Welcome to Greenacres.

Occupying an enviable spot within the charming village of Chilmark, this fabulous home offers a superb level of flexible accommodation as well as fantastic amount of outside space. Briefly comprising an entrance hall, sitting room, conservatory, dining room, study, kitchen/breakfast room, utility, four bedrooms including a spacious main room with en suite facilities and a family bathroom.

Greenacres is beautifully presented throughout and benefits from the current owner meticulously updating and maintaining this wonderful village home.

### 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.



The picturesque surrounds offer fine walking, riding and cycling, and the village itself has a thriving church and a well-regarded primary school. There are also well thought of Grammar Schools within close proximity.

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

### TENURE

Freehold.







## OUTSIDE

Externally, Greenacres continues to impress. The property boasts a pretty front garden that is mainly laid to lawn which is bordered with colour and vibrant shrubbery.

Immediately to the rear is the detached Office/Outbuilding. Previously a double garage and sympathetically converted by the current owner, this now presents an excellent Office space that includes a shower room and storage room above.

Continuing from the Office is a detached double garage which offers both power and lighting. At the very rear of the property is simply stunning garden that is in excess of 1.5 acres which is neatly separated into a two via an access gate. The gardens are predominantly laid lawn as well as presenting several soft fruit and specimen trees as well as mature hedges that provide privacy.

## SERVICES

The property is connected to mains water, electricity and drainage. An oil-fired central heating system is also present.

## LOCAL AUTHORITY

Wiltshire Council, Band F.

## VIEWINGS

Strictly by appointment, only with Boatwrights.

01747 859 359

[www.boatwrights.co.uk](http://www.boatwrights.co.uk)



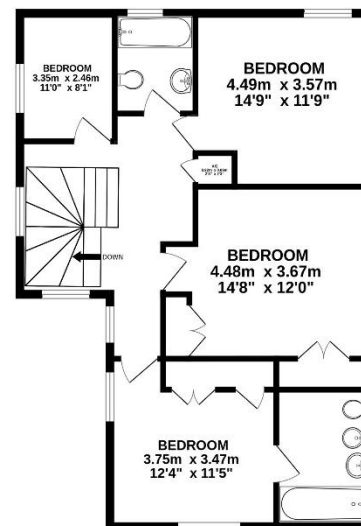
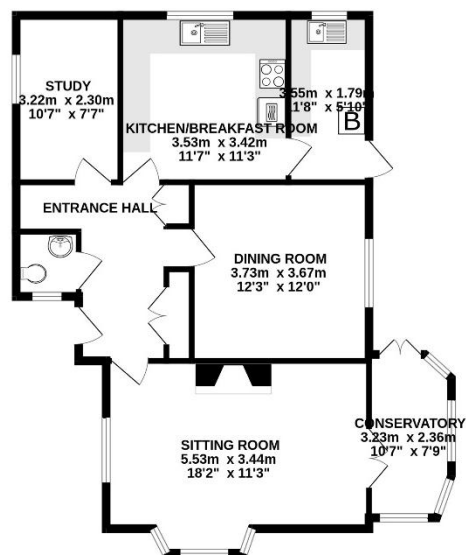
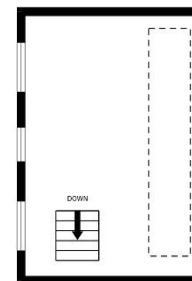




GROUND FLOOR  
105.4 sq.m. (1134 sq.ft.) approx.



1ST FLOOR  
89.8 sq.m. (967 sq.ft.) approx.



TOTAL FLOOR AREA : 195.1 sq.m. (2101 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.  
Made with Metropix ©2025



#### 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 June 2025

Boatwrights Estate Agents Ltd Registered in England No. 09514957  
High Street, Tisbury, Wiltshire SP3 6LD Tel 01747 859359 Email [sales@boatwrights.co.uk](mailto:sales@boatwrights.co.uk)  
1 Bell Street, Shaftesbury, Dorset SP7 8AR Tel 01747 213106 Email [sales@boatwrights.co.uk](mailto:sales@boatwrights.co.uk)