



Pound Street, Ebbesbourne Wake

£425,000



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

- Character Property in the Heart of the Chalke Valley
- Kitchen / Dining Room
- Large Sitting Room
- Further Reception / Dining Room with Wood Burning Stove
- Four Bedrooms
- Upstairs Bathroom, Downstairs WC
- Driveway Parking
- Enclosed, Private Garden to the Rear
- EPC: E.

### DESCRIPTION

Located in the heart of the Chalke Valley, this 19th century end-of-terrace character cottage, which has been extended, creating a more modern style of living whilst maintaining the character and charm.

The spacious accommodation includes a kitchen large enough for a dining table, which opens up into a large sitting room, both rooms benefitting from solid wood flooring, a further reception room with wood burning stove, currently used as a dining room, but could serve a number of different uses, downstairs WC, four bedrooms and a bathroom. The overall feel of the house is very light and airy and in excellent decorative order.

Externally there is a parking space to the front, private rear garden and views over the neighbouring countryside.

### LOCATION

Ideally situated within the small and unspoilt village of Ebbesbourne Wake, at the western end of the Chalke Valley within the Cranborne Chase National Landscape and Area of Outstanding Natural Beauty. The village has a church, St John the Baptist, that dates back to the 13th century, a well-renowned family-run public house (The Horseshoe Inn), an active village hall and thriving village community. Nearby, the village of Broad Chalke offers a comprehensive range of village amenities including a highly regarded primary school, post office and stores, church and doctors' surgery and the annual internationally renowned Chalke History Festival.

More extensive amenities can be found approximately 12 miles away at the beautiful cathedral city of Salisbury, the iconic North Dorset Saxon hilltop town of Shaftesbury is 10 miles and Tisbury, with its eclectic shops, mini-supermarket, deli and butcher, is a convenient 6 miles.

The surrounding area boasts numerous excellent schools, both private and state, including Sandroyd, Salisbury Cathedral School, Chafyn Grove, Godolphin, along with Bishop Wordsworth's, South Wilts Grammar Schools and Shaftesbury School.

Communication links are excellent with a choice of trains from Tisbury, 6 Miles (London Waterloo 1hr 45mins), Tisbury (Exeter St Davids 1hr 36mins) and Salisbury, 12 Miles (London Waterloo 1hr 30mins) and easy access to A30 and beyond.



### LOCAL AUTHORITY

Wiltshire Council, Band D.

### TENURE

Freehold







## OUTSIDE

To the front of the property there is a small gravel driveway providing parking, as well as a log store, all with easy access to the front door.

The rear garden can be accessed via the double doors in the dining room, where you step out onto decking, providing the perfect space for entertaining. The rest of the garden is mainly laid to lawn, with shingle borders, all enclosed by recently fitted wooden panel fencing, and a garden gate, enjoying views towards the neighbouring hills beyond.

## SERVICES

The property is connected to mains water and electricity. Drainage is private via a shared sewage treatment plant. There is oil fired central heating (new bunded oil tank put in 2024), as well as a wood burning stove in the dining room. The range cooker has a gas hob, via Calor gas bottles. The loft has been recently insulated.

## 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)

## VIEWINGS

Strictly by appointment, only with Boatwrights.

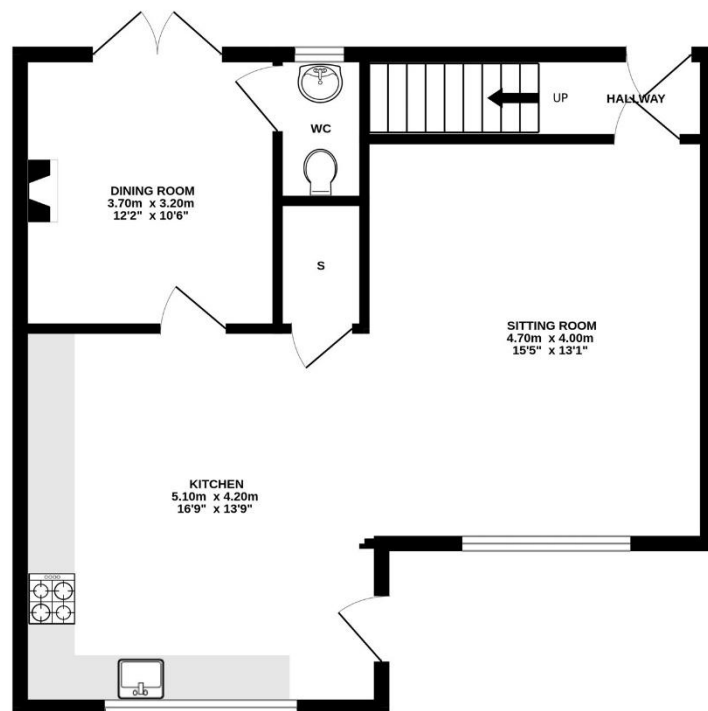
01747 859 359. [www.boatwrights.co.uk](http://www.boatwrights.co.uk).



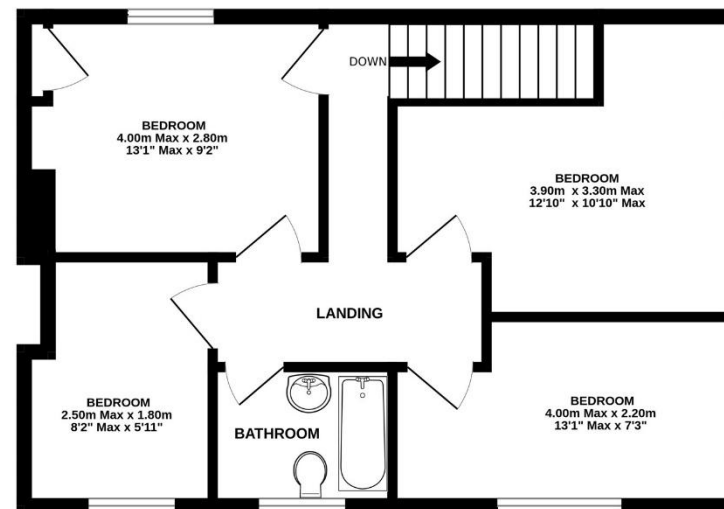




**GROUND FLOOR**  
53.3 sq.m. (573 sq.ft.) approx.



**1ST FLOOR**  
46.5 sq.m. (501 sq.ft.) approx.



**EBBESBOURNE WAKE**

**TOTAL FLOOR AREA : 99.8 sq.m. (1074 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.

02 July 2025

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