



For Sale

In

Chicklade



The Old Rectory

Location

The property is situated next to the church in Chicklade. Chicklade itself, is a pretty roadside village in the lea of rolling Wiltshire downland. The area has beautiful walking and good horse riding country. To the north of the village is rolling chalk downland, the village is accessible to both east and west via the A303. The nearby village of Hindon has two public houses, a post office/shop, school, a church and a doctor's surgery. There are main line train stations at Tisbury and Salisbury offering a fast direct train service to London Waterloo.

Description

- As its name suggests, the house was once the village Rectory, which was subsequently divided into two houses. It has been extensively renovated and refurbished by the present owners to a high standard, whilst retaining a wealth of period features and character.
- The origins of the house are believed to pre-date the 19th century but the well proportioned rooms and high ceilings are typical of this era.
- The present owners currently run a successful Bed and Breakfast business from the property. For further details: www.theoldrectory-bandb.co.uk.
- The drawing room is an extremely elegant. It is a large reception room with a double aspect, there is a bay window at the sitting end of the room with a wood burner stove with stone surround fireplace. At the other end of the room is the dining area with another bay window overlooking the garden. All the downstairs reception rooms have original working shutters at the windows.
- The large kitchen/breakfast room has oak wooden floorboards at one end of the room and a working fireplace, which provides a cosy sitting area. The kitchen area is fitted with painted wooden units and granite worktops. A Range Cooker is situated in the alcove, there is also an integral fridge/freezer, integral dishwasher and washing machine and the floor here is tiled.

- Upstairs on the first floor are three double bedrooms. The main double bedroom has a dressing area and en suite bathroom. There are a further two double bedrooms on this floor. The windows on the top two floors of the property are double glazed.
- On the top floor of the house are four double bedrooms and three bath/shower rooms, currently used to accommodate the Bed and Breakfast guests. The bedrooms are all stylishly decorated.
- Outside the large outbuilding can be used for a variety of purposes and is currently used as a games room. There are also two useful garden sheds for storage.
- The garden is mainly laid to lawn and planted with mature shrubs. The vegetable garden has raised beds and gravel paths.
- The drive has ample parking for several cars.

Guide Price £595,000

Savills, Salisbury

Land Registry Previous Sale Prices:

1 July, 2010 (Type – Semi) - £475,000

30 April, 2004 (Type – Semi) - £390,000

31 Mar, 1999 (Type – Semi) - £175,000





The Old Rectory, Chicklade

