Boatwrights Estate Agents

Doves Meadow, Broadchalke

Asking Price: £325,000



High Street, Tisbury, Wiltshire, SP3 6LD | 01747 859359 | www.boatwrights.co.uk

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1 Doves Meadow, Broad Chalke, Salisbury, Wiltshire, SP5 5EL

What 3 Words: dome.enchated.swimmer

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Key Features

- Quiet, Tucked Away Position, Close to Village Amenities
- Spacious Kitchen Opening into Dining Room
- Large Dual Aspect Sitting Room
- Further Garden Room with Access into the Garden
- Three Bedrooms
- Two Bathrooms, Separate Utility Area
- Stunning Gardens with River Ebble Frontage at the Bottom
- No Onward Chain

Tenure: Freehold | EPC Rating: D | Council Tax Band: B|

Services: The property is connected to mains electricity and water. Drainage is in the form of a shared sewage treatment plant, which is owned and maintained by the council, the current owner just pays a quarterly drainage bill.

There is oil fired central heating in which we are told the tank has in excess of 500 litres of oil which would come with the property.

There is a wood burning stove in the sitting room (subject to checking). The loft was fully insulated in 2007, and a new stopcock fitted in more recent years.

Location

Broad Chalke is a particularly attractive village half way along the Chalke Valley and has a shop with a butcher and post office, primary school, sports centre and pub. Salisbury is within easy reach and offers a wide range of facilities as well as direct trains to London Waterloo every half hour. There is a wide range of prep, private and grammar schools located in nearby Salisbury. The Chalke Valley is a particularly beautiful and unspoilt stretch of countryside which forms part of the West Wiltshire Area of Outstanding Natural Beauty.

Inside the Home

Brought to the market for the first time since new this semi detached family home, which has undergone a number of extensions over the years, situated in the heart of Broadchalke in what is very tucked away, quiet position, yet within easy reach of good village amenities.

The accommodation which comprises of nearly 1500 sq ft has been beautifully cared for, but does now require some modernisation. It includes an entrance hall, large double aspect sitting room with wood burning stove (subject to checking), spacious kitchen opening up into a dining room, separate utility, downstairs shower room and a large garden room, looking out over the gardens. Upstairs there are three double bedrooms all with built in storage, served by a family bathroom.

Externally there are stunning gardens to both the front and side, with river frontage (The River Ebble), a detached workshop and further summer house.

Outside Space

The property is located within Doves Meadow, where on road/communal parking is available. Number 1 is the end property, accessed via a bricked pathway eventually leading up to the front door.

The mature, sunny, south westerly facing gardens expand to the front and side of the property and have clearly been immaculately looked after with a lot of love and care over the decades, full of colour and life. Split into a couple of sections mainly laid to lawn with planted borders, with the stunning river Ebble chalk steam flowing at the bottom, home to wild trout. The garden also benefits from a detached workshop and summer house.

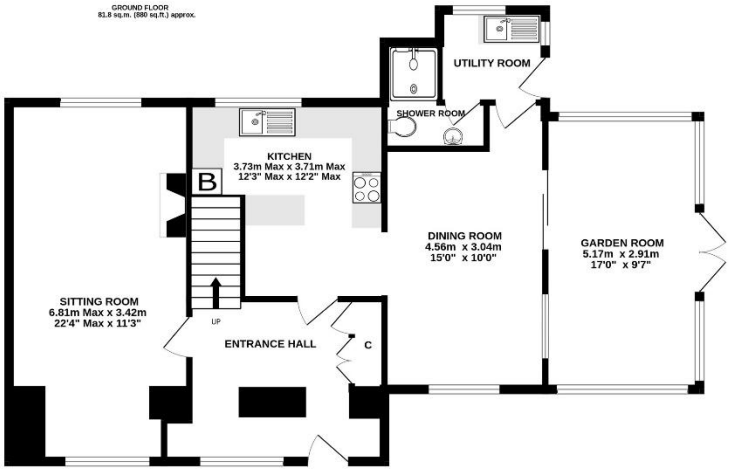
Shall We Book You in For a Viewing?

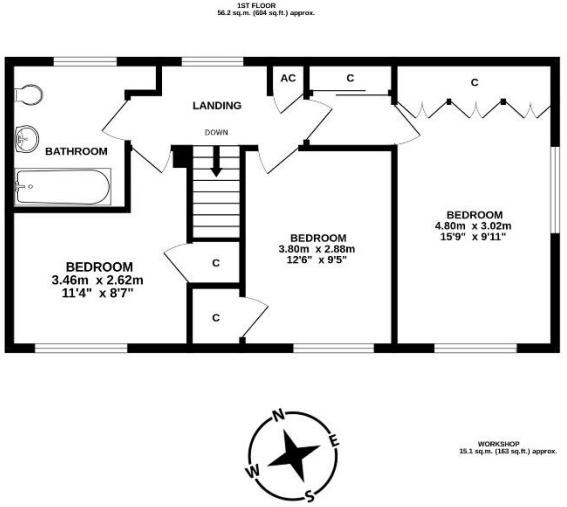
Strictly by appointment only via Boatwrights Estate Agents.

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Scan to read more on the property

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TOTAL FLOOR AREA : 153.0 sq.m. (1647 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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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.

29 July 2026