Beech Tree Cottage, Coombe Bissett

WHITES

Beech Tree Cottage, Homington Road, Coombe Bissett, Salisbury, Wiltshire

A quite exceptional detached thatched cottage, built in 1998 and offering interestingly designed accommodation, set within pretty gardens in the centre of this popular village. No onward chain,

- Modern detached thatched cottage - NO CHAIN
- Four bedrooms (two with rural views)
- Two reception rooms and conservatory extension
- Well fitted modern kitchen/breakfast room
- En suite to master, cloakroom and family bathroom
- Timber framed double glazing and oil CH
- Single integral garage and off road parking for several cars
- Front and rear gardens
- Well presented throughout
- Popular village location

£800,000

4 2 3

About The Property

The property is a well presented detached thatched cottage, centrally situated within this popular village approximately three miles from the cathedral city of Salisbury. The rooms are arranged over different levels and offer excellent family accommodation set within pretty gardens. It is offered to the market with NO ONWARD CHAIN.

Built in 1998, the owners have extended the cottage with a conservatory, have maintained the property to a high standard and it is tastefully presented throughout. It has attractive rendered elevations under a thatched roof and epitomises a classic country cottage but with the benefits of modern living.

The well proportioned accommodation is very interestingly laid out over several levels. The lower floors comprise a large entrance hallway with Oak flooring, which leads to a cloakroom and the integral garage. The sitting room has a double aspect with French doors leading on to a patio and a door leads in to the conservatory. There is an open fireplace with a stone hearth and backdrop with a timber surround and mantel. The dining room again has Oak flooring and could be used as a snug/second sitting room. It leads to a conservatory which could be used for dining and it has majority glazed elevations, a pitched glazed roof and French doors on to the patio.

The kitchen was refitted approximately three years ago with stylish cream fronted floor and wall cupboards with a light work surface over. There is a Range style electric double oven, hob and extractor, an integrated fridge/freezer and dishwasher, a breakfast bar and attractive wood effect Karndean flooring.

On the upper floors, the main bedroom enjoys far reaching countryside views and has both a walk-in wardrobe and an en suite shower room with fully tiled walls and flooring. There are two further double bedrooms, one of which again has lovely countryside views and a bathroom that has a jacuzzi bath with a shower over. The fourth bedroom has access to a useful loft/eaves storage area. Benefits include timber framed double glazed windows and oil central heating with the boiler having been replaced at the beginning of this year (2026).

The gardens are a particular feature of the cottage. The front garden is predominantly lawned with well stocked borders and a gravel driveway provides off road parking for several cars. The rear garden has a raised patio with a barbecue area and gravel steps lead down to the lawn which is arranged over two levels. There is a small summerhouse and the garden enjoys a private aspect.

The village lies along the ever popular Chalke Valley with easy access to Salisbury District Hospital which lies on the southern fringes of the city. The local primary school is well regarded and lies close by as does the village shop/post office with a bus service providing access to Salisbury. The city has an excellent range of amenities including grammar schools for boys and girls and independent schools. The train station serves London (Waterloo).

Location

Coombe Bissett is a picturesque and well-connected village set in the beautiful Wiltshire countryside, within the Cranborne Chase. The River Ebble runs through the village, adding to its charm and providing a peaceful backdrop to its mix of period homes.

The village enjoys a strong sense of community, supported by a well-used village hall with cricket pitch, pavillion and play park, primary school, local shop with Post Office, nature reserve and several active sports clubs. The Fox and Goose pub offers a warm welcome, real ales, and good food - perfect after a walk in the countryside.

With its idyllic setting, riverside paths, and easy access to nearby Salisbury, Coombe Bissett offers a tranquil rural lifestyle without feeling remote.

Southampton Central: 31 mins
Bath Spa: 55 mins
London Waterloo: 1 hr 28 mins

Salisbury: 13 mins
Bath: 1 hr 28 mins
London: 2 hr 32 mins

Local school: 3 mins
Local public house: 8 mins
Local amenities: 5 mins

Key Information

Local Authority:
Wiltshire Council

Council Tax:
Band: F - £3491.28 (2026/2027)

Tenure:
Freehold

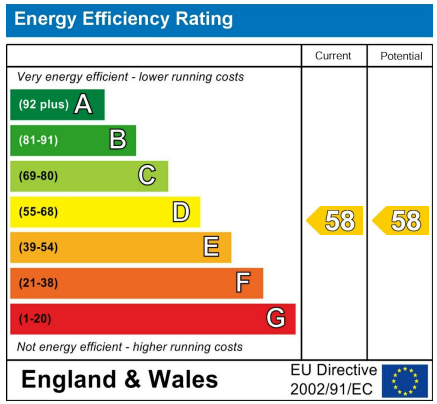
Floor Area:
1832.00 sq ft

Services:
Services: Mains electricity, water and private drainage.

Heating:
Oil central heating

Directions:
Leave Salisbury via the A350 Blandford Road and upon entering Coombe Bissett turn left after the Fox and Goose public house. Continue along this road passing the village shop on the left and the property can be found on the left hand side.

EPC:

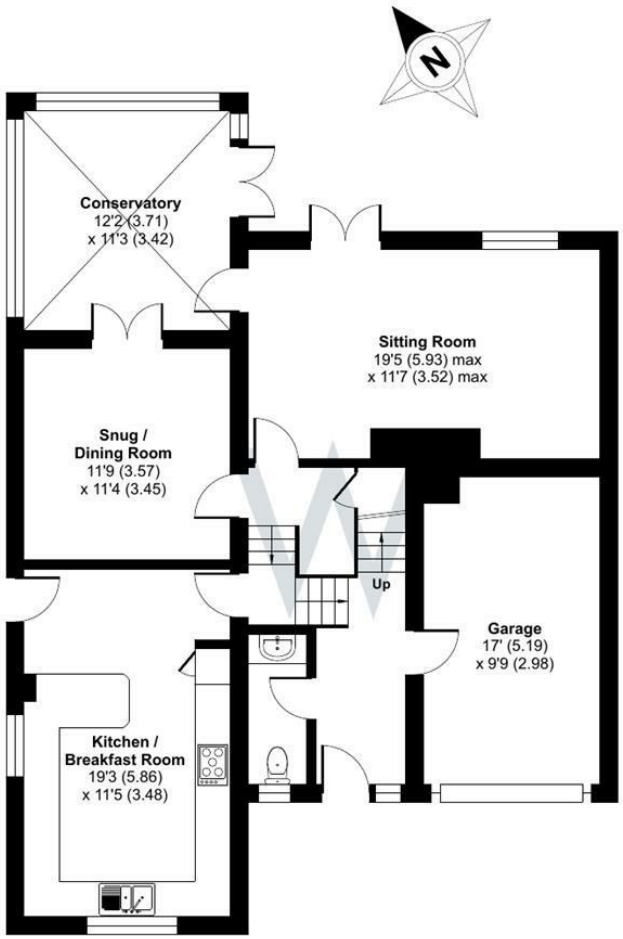


What3Words:
///pounds.noses.soaps

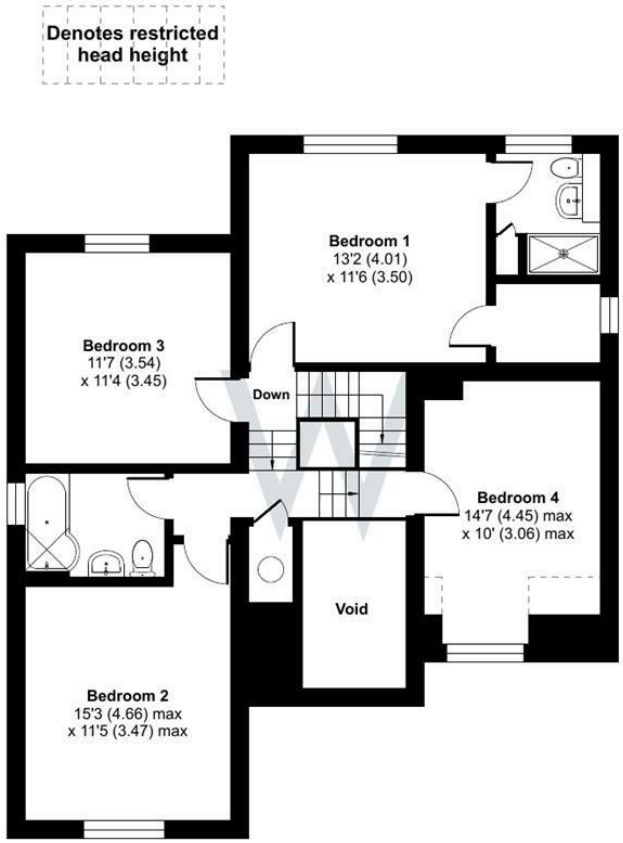
WHITES

01722 336 422
residential-sales@hwwhite.co.uk
Castle Chambers, 47, Castle Street, Salisbury, SP1 3SP

Approximate Area = 1832 sq ft / 170.1 sq m
Limited Use Area(s) = 19 sq ft / 1.7 sq m
Garage = 166 sq ft / 15.4 sq m
Total = 2017 sq ft / 187.2 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for H W White Ltd. REF: 1470484

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