

# Sorrel Cottage



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## Sorrel Cottage, South Street, Broad Chalke, SP5 5DN

A charming, Grade II listed, period home set in this highly popular location within the Chalke Valley, with exceptional local school, public house and shop. The property sits in about one-third of an acre of private grounds with fields to rear and has planning permission for wonderful extensions to side and rear to create a magnificent family home.

- Period Cottage
- Approximately 1/3rd of an acre garden
- Planning for superb extension
- Four Bedrooms
- Two Reception Rooms
- Highly Sought After Village
- Shop, Pub and Excellent School
- Parking and Garage

**Guide Price £625,000**





Proposed South Site Elevation



Proposed North Site Elevation

## About The Property

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The cottage is reached via a covered entrance porch with outside light and glazed door into the hallway which then opens to a cloakroom with low level WC and wash hand basin with cupboard below. The sitting room features a magnificent inglenook fireplace with bressumer beam, bread oven and LPG gas-fired stove on a slate hearth. There are exposed ceiling beams, oak flooring and stairs to first floor with cupboard beneath. A glazed door leads to the family room with windows to two sides, oak floor and door to garden. The kitchen/dining room has a tiled floor with two-oven Aga, ceiling beam, wooden work surfaces with cupboards and drawers beneath, wall mounted cupboards, single drainer ceramic sink with mixer tap, built-in oven with four ring gas hob over, space and plumbing for dishwasher, breakfast bar, door to rear porch, door to garden. Off the kitchen is a utility room/larder with sink and space and plumbing for a washing machine. On the first floor is a large double

aspect bedroom with ceiling beam, wooden floorboards, two built-in wardrobes. Off the landing is a bathroom with panel bath, WC and hand basin, cupboard housing lagged hot water tank and immersion heater, further shelved cupboard. There is a further double aspect bedroom wash basin on this floor. Stairs lead from the landing to the second floor where there are two further bedrooms with wooden floorboards, exposed beams and lovely views to the rear. There is a shower room with an electric shower, WC, hand basin and heated towel rail.

The property sits on a widening plot offering space for further garaging (permission granted) and parking. The garden is enclosed by hedging and stock fencing with a productive vegetable garden, greenhouse and garden sheds. Laid to lawn with mature shrubs, specimen trees, a large number of apple trees and well stocked herbaceous borders. There are paved sitting areas and rockeries. The garden is facing south and west with views to rear. Wooden garage, electric car charging point and ample off-road parking.

The property owns the bank on the other side of the road.

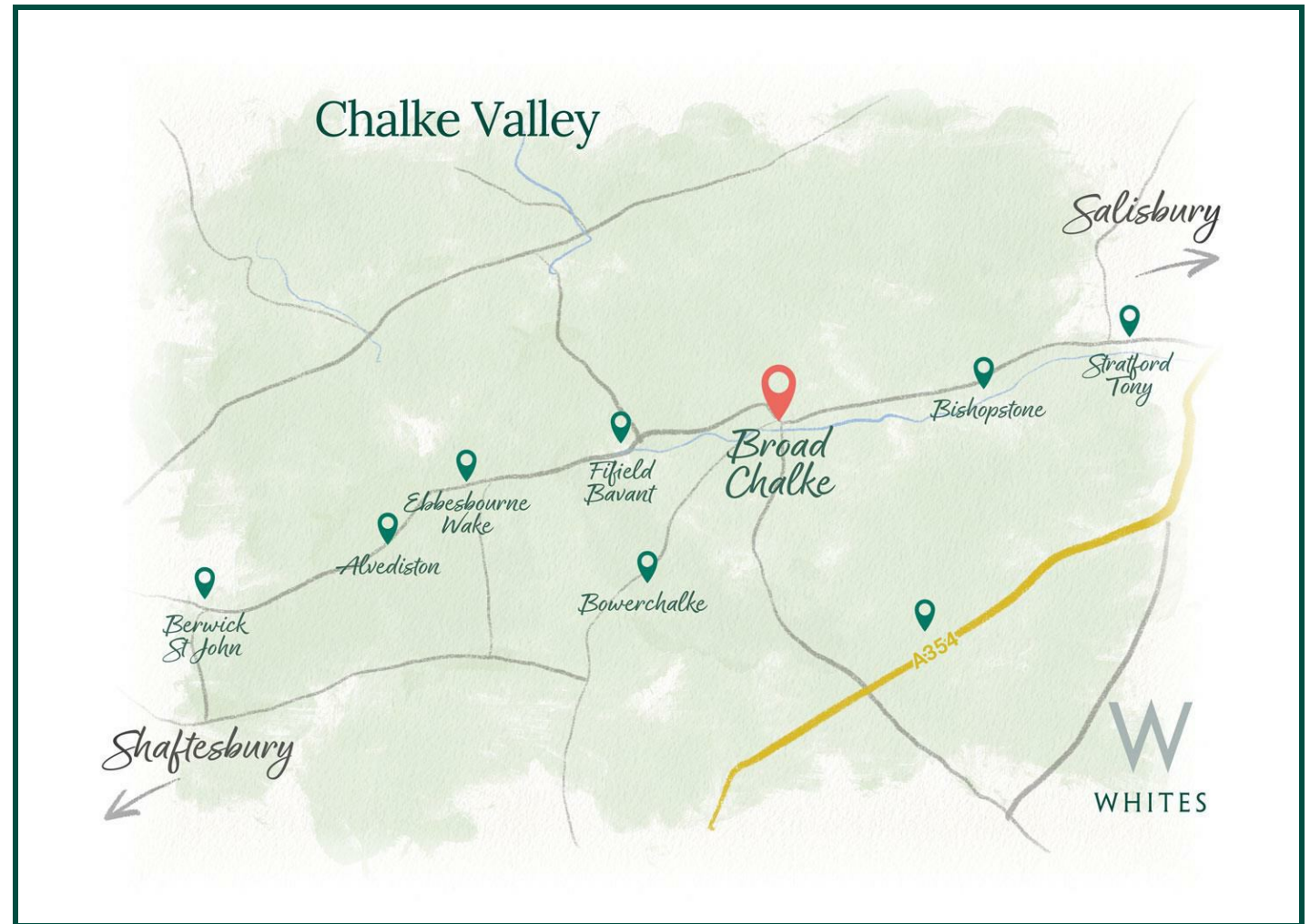




## Location

Broad Chalke is a thriving and well-regarded village in the heart of the Chalke Valley, known for its strong community spirit and excellent local amenities. Listed in *The Sunday Times Best Places to Live 2023*, the village offers a well-stocked shop and café, GP surgery, post office, primary school, and sports centre, all set among chalk streams, rolling countryside and thatched cottages.

With its timeless charm and sense of community, Charlton-All-Saints offers a tranquil and quintessentially English setting, well suited to those seeking a quieter pace of life in a beautiful part of the Wiltshire countryside.



Southampton Central: 30 mins  
Bath Spa: 1 hr  
London Waterloo: 1 hr 28 mins



Salisbury: 18 mins  
Bath: 1 hr 10 mins  
London: 2 hr 30 mins



Local school: 15 mins  
Local public house: 15 mins  
Local amenities: 15 mins

## Key Information

### Local Authority:

Wiltshire Council

### Council Tax:

Band: G - £3865.80 (2025/2026)

### Tenure:

Freehold

### Floor Area:



1916.00 sq ft

### Services:

Mains electricity and water. Septic tank drainage. Calor gas bottles for stove and hob.

### Heating:

Electric heating

### Directions:

From Salisbury take the A36 turning right at Coombe Bissett signposted to Bishopstone and Broad Chalke. Proceed into Broad Chalke and turn left opposite The Queens Head. The road bears to the right. Sorrel Cottage will be seen on the right after quarter of a mile.

### EPC:

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 72                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 31      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

### What3Words:

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## South Street, Broad Chalke, Salisbury, SP5

Approximate Area = 1686 sq ft / 156.6 sq m

Limited Use Area(s) = 5 sq ft / 0.4 sq m

Garage = 225 sq ft / 20.9 sq m

Total = 1916 sq ft / 177.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for H W White Ltd. REF: 1347641

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