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WHITES

5 Beaton Cottages Tank Lane, Broad Chalke, Salisbury, Wiltshire, SP5 5EP

£325,000 Freehold

About The Property

A charming modern end of terrace house situated in a quiet location in the heart of the village, offering privacy together with a good outlook to the rear over light woodland.

Offered in excellent order throughout, this offers a rare opportunity to purchase a small home in the highly desirable Chalk Valley within walking distance of local shop and post office, public house, church and excellent primary school. Much of the ground floor has hard wearing, wood effect laminate flooring, whilst the heating is by a mix of night storage and panel heaters. The windows are all double glazed. It goes without saying that it is surrounded by glorious countryside offering great walking and riding, all within the Cranborne Chase area of outstanding natural beauty.

The front garden is enclosed by timber fencing with pathway to front door. Likewise the rear garden which has a sitting area and lawn, garden shed and rear pedestrian access. Beyond the garden is a parking space and further visitors parking space.

The house is entered via an entrance porch offering coat and shoe space. The entrance hall has stairs to first floor with a storage cupboard beneath and doors to kitchen and living/dining room. The latter has a wood burning stove, window to side and large opening that leads through to the sitting room. This has a part vaulted ceiling with two velux windows and double doors to the garden. Off here is a useful boot room with plenty of coat and shoe storage and a door to the garden. This space could be converted into a downstairs cloakroom with the correct permission. The kitchen is perfectly formed with work surface to three sides, base and wall units, fridge/freezer space, plumbing and space for washing machine and dishwasher, electric cooker with extractor hood and a single drainer sink.

The landing on the first floor has an access hatch to the insulated loft with power light and ladder. There are two double bedrooms both with wardrobe space with the second bedroom having a high pressure water tank. The bathroom has a white suite together with a thermostatic mixer shower.



- Quiet Location
- Village Centre
- Two Double Bedrooms
- Ground Floor Extension
- Cloakroom Potential
- Garden
- Parking
- Wood Burning Stove





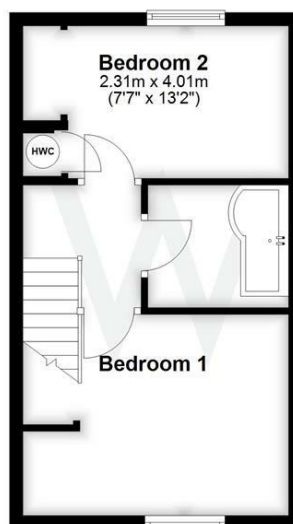
Ground Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.5 sq. feet)



Total area: approx. 75.1 sq. metres (808.6 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: C - £2061.76 (2025/2026)

Tenure: Freehold

Services: Mains electricity and water. Septic Tank.

Heating: Electric Night storage and panel heating.

Directions: From Salisbury take the A36 turning right at Coombe Bissett signposted to Bishopstone and Broad Chalke. Proceed into Broad Chalke where the road bears to the right and Tank Lane is on the right hand side.

What3words: ///glee.tributes.unite

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	