



W  
WHITES  
FOR SALE

Wisteria House, North Street, Broad Chalke, Salisbury, Wiltshire, SP5 5EN

£425,000 Freehold

## About The Property

Situated in one of the areas most favoured villages within easy walking distance of the local shop, public house, doctors surgery and excellent primary school, a rarely available three bedroom modern detached house with garden, parking, central heating and double glazing. Highly recommended for an early inspection!

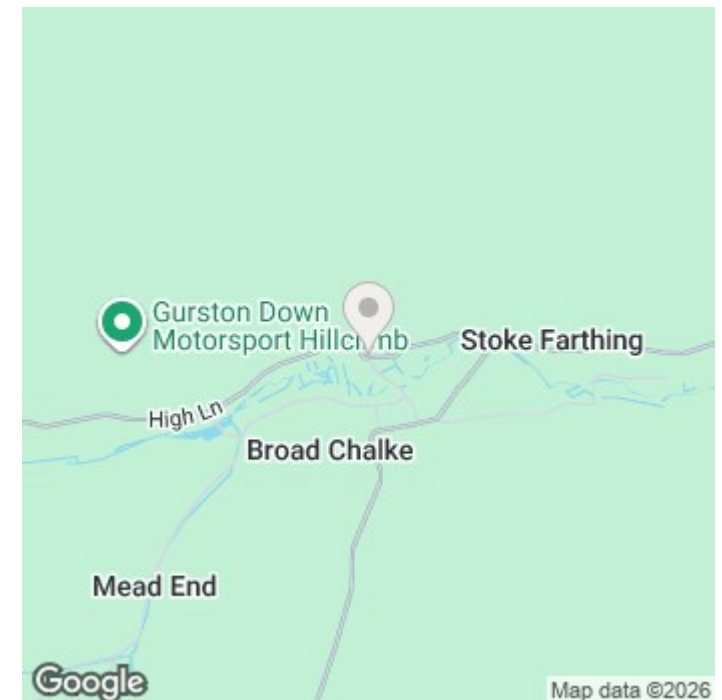
Location: There are very few villages nowadays with good facilities, but Broad Chalke is one of them! There is a thriving community shop and post office together with cafe and adjacent to this is the Queens Head public house, full of character with inglenook fireplace and offering a terrific menu. Close by is the wonderful primary school, rated outstanding by Ofsted and a well respected doctor's surgery. In addition to this, the village is surrounded by wonderful countryside for walking and riding, intersected by the River Ebble. The village is famed for it's watercress beds and the Broad Chalke history festival. Railway stations are at Tisbury and Salisbury which both run to Waterloo, alternatively for road travellers the A303/M3 is just to the north.

To the front is a covered porch with lighting and glazed side panels and solid door leading to the entrance hall. Here there are the stairs to the first floor and a cloakroom with wc and hand basin. There is a good sized sitting room with window to front and French doors to rear. On the other side of the hall is the dining room with a window to the front elevation. To the rear is the kitchen which features a good range of work surfaces with base and wall mounted cupboards, range cooker with extractor hood over, built in dishwasher, one and a half bowl sink unit with mixer taps over, tiled splashbacks, ceiling downlighters and space for fridge/freezer. Opening leading to the utility room which has a door to the garden and work surface with inset sink unit with space and plumbing for washing machine below, Grant oil fired boiler for heating and hot water. On the first floor is a large landing with hatch to loft space and airing cupboard. The main bedroom is a good double room with ensuite shower room off with a white suite of Wc, pedestal basin and corner shower enclosure with thermostatic controls, ceiling spotlights. The second bedroom is also a good double and there is a further small double. Finishing the accommodation is a family bathroom with bath which has a mixer tap with shower attachment, wc, basin and heated towel rail.

Outside to the front of the house is a flower bed behind low brick walls with steps leading up to the front door. To the left of the house is a shared driveway leading to the rear which leads to a private parking area for two vehicles. A gateway leads into the rear garden which has a patio area the width of the house leading to lawned area with flower beds and shrubs. Outside light and tap. Beyond is an L-shaped level lawn with a lovely range of well stocked flower beds. The garden is enclosed by walls and timber fencing. Garden shed and oil tank, outside light and tap.



- Detached House
- Sought after Village
- Close to Shop and Pub
- Great Primary School
- Three Bedrooms
- Two Reception rooms
- Central Heating
- Parking area
- Two Bathrooms
- Vendor suited

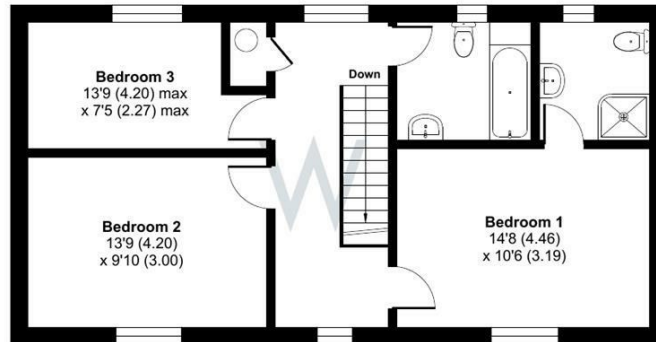




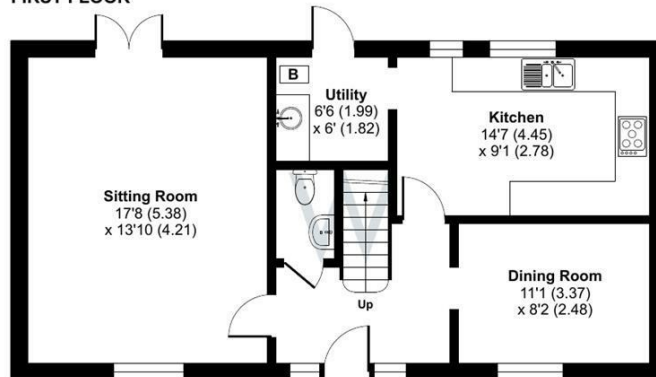
## North Street, Broad Chalke, Salisbury, SP5

Approximate Area = 1268 sq ft / 117.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1387078



## Further Information

Local authority: Wiltshire Council

Council Tax: E - £2834.92 (2025/2026)

Tenure: Freehold

Services: Mains electricity and water. Private septic tank drainage shared with neighbour.

Heating: Oil heating with radiators

Directions: From Salisbury proceed to Coombe Bissett turning right onto the Stratford Tony Road and continue through Bishopstone. On reaching Broad Chalke pass the shop and pub and the road bears right where Wisteria House can be found on the right-hand side.

What3words: ///claw.zapped.deluded

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