



1 Hatchfield Cottages Knighton Road, Broad Chalke, Salisbury, SP5 5DU

£575,000 Freehold

About The Property

A well extended character cottage offering adaptable accommodation including a potential annex or income opportunity situated on the edge of an exceptionally popular village within the Chalke Valley with an excellent local school, doctors surgery, post office/shop and public house. Believed to date from the end of the 19th century the cottage is built with brick and flint elevations under a slate roof and includes many features within both the original and later parts, with hard flooring, vaulted and timbered ceiling, fireplaces, woodburning stove, recently fitted kitchen and landscaped garden. The property also benefits from a newly installed boiler (2025).

Enter the cottage via the front porch and hall where stairs lead to the first floor. Continue into the dining room/study which is a very adaptable room with fireplace sitting between cupboards with shelves over, oak flooring and storage cupboards. The sitting room is a light, triple aspect room with double doors to front and rear, fireplace with woodburning stove and tiled floor. The kitchen/breakfast room has a vaulted and timbered ceiling with velux windows for extra light, an exposed brick and flint wall and a superb range of units together with island and breakfast bar. There is space and plumbing for a dishwasher, stone worktops and a tiled floor. From here a door leads to a large store with light tubes. Beyond the kitchen is a room which can either be used as a utility room or as a second kitchen. Off here is a shower room and then an additional bedroom/sitting room with bifold doors to the garden. There is also another shower room off the dining room. On the first floor is a main bedroom with ensuite, 2 further bedrooms and another bathroom.

Outside , the property sits behind hedging and timber fencing. There is a gravelled parking space, shrubs and trees to front. The rear has been designed for easy maintenance with lawn, decking and paving, with double access gates, pergola, garden shed and oil tank.



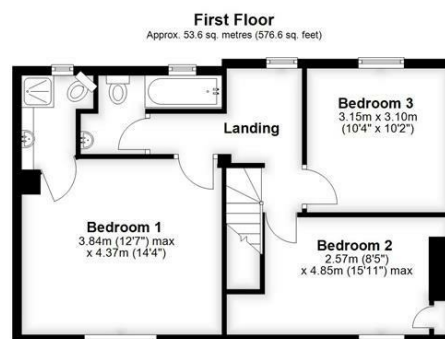
- Character Cottage
- Popular Village
- Views over fields
- Parking for three cars
- Possible Annex
- Four Bedrooms
- Four Bathrooms
- Oil Central Heating
- Enclosed Garden







Total area: approx. 173.1 sq. metres (1863.6 sq. feet)



Further Information

Local authority: Wiltshire Council

Council Tax: D - £2319.48 (2025/2026)

Tenure: Freehold

Services: Mains, Electricity, water and drainage.

Heating: Oil fired 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 signposted to the school. Take the next left turn onto Knighton Road. The property will then be found on the left hand side.

What3words: ///standing.arose.princes

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	