



A beautifully presented and well proportioned family home enjoying lovely views over the surrounding countryside  
Van Cottage, High Street, Compton Chamberlayne, Wiltshire

## Van Cottage, High Street, Compton Chamberlayne, Salisbury, Wiltshire, SP3 5DB

- entrance hall
- drawing room
- garden room
- sitting room
- kitchen/breakfast room
- office/study
- utility room
- cloakroom
- master bedroom with en suite bathroom
- guest bedroom with en suite shower room
- two further bedrooms and a family bathroom
- garage and parking
- beautifully maintained and mature gardens with lovely views

### Description

- Family home in a peaceful and sought after village
- Well presented and generously proportioned accommodation
- Entrance hall with limestone floor
- Kitchen / breakfast room with limestone floor, custom-built units, 4 door oil / electric fired Aga ( 2 oil and 2 electric ovens ). French doors leading onto terrace
- Beamed family sitting room with parquet flooring and doors onto terrace
- Drawing room with large inglenook fireplace leading to stunning light and airy garden room with views over the countryside beyond
- Glass top exposing Well in garden room is a special feature
- Master bedroom with en suite bathroom with large window overlooking garden and countryside beyond
- Secluded wisteria hung terrace overlooking garden
- Garden with mature herbaceous borders, pond and well hidden large garden shed

### Situation

Compton Chamberlayne is a peaceful and sought after village situated in rolling countryside approximately 8 miles west of the cathedral city of Salisbury. The nearby villages of Fovant and Dinton offer everyday facilities with a wider range of shopping, social and recreational facilities available in the cathedral city of Salisbury and market town of Shaftesbury. The village has good communications for London and the west country with mainline trains between Waterloo and Exeter running through Tisbury and Salisbury, and the A303, approximately 6 miles away which links directly to the M3. The area around Compton Chamberlayne

provides plenty of good walking and riding country and has become very popular due to the excellent schooling at all levels in the vicinity.

### Accommodation

Please see the floor plans for dimensions and layout.

### Directions

Leave Salisbury on the A36 travelling towards Wilton. Once in Wilton take the A30 to Shaftesbury, follow this road for approximately 5 miles and take the right hand turn to Compton Chamberlayne (if you get as far as Fovant you have gone too far). Van Cottage can be found approximately 500 yards along the High Street on the right hand side.

### Tenure

The tenure of the property is freehold.

### Services

Mains water and electricity. Private drainage. Oil fired central heating.

### Local Authority

Salisbury District Council – 01722 336 272

### Planning

The property is not listed.

### Outgoings

The property is subject to council tax band G

### Fixtures and fittings

Please note that unless specifically mentioned all fixtures and fittings and garden ornaments are excluded from the sale.

### Energy Performance

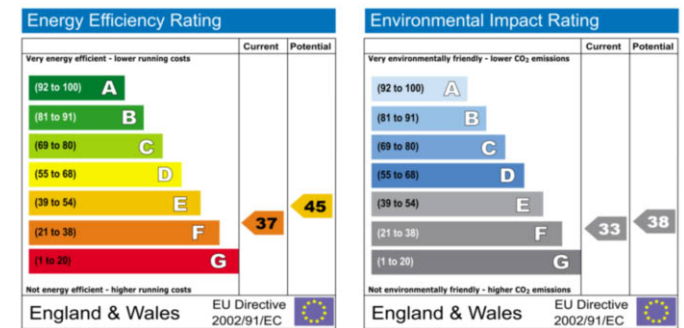
A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.



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# Van Cottage, Compton Chamberlayne

Gross internal area (approx.)

Total = 232 sq m (2502 sq ft)

Main House = 219 sq m (2363 sq ft)

Garage = 13 sq m (139 sq ft)

For identification purpose only. Not to scale.

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☐☐☐☐ Denotes restricted head height

