



POUND STREET, EBBESBOURNE WAKE, SP55JE
£415,000 FREEHOLD

Winkworth

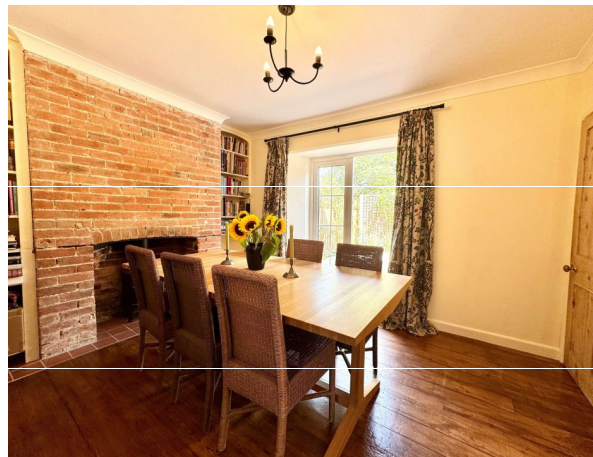
POUND STREET, EBBESBOURNE WAKE, SP55JE

Attractive extended four-bedroom cottage in the picturesque village of Ebbesbourne Wake, enjoying rural views, enclosed gardens and off-road parking.

Beautifully presented throughout and tastefully decorated by the current owner, this attractive extended cottage offers well-proportioned and versatile accommodation. The well-appointed kitchen is fitted with a range cooker and matching base units, with ample space for dining and plenty of natural light. From here, the accommodation flows through to the dining room, which has a useful cloakroom off and features a lovely wood-burning stove set within an exposed brick surround, creating an attractive focal point to the room. French doors open directly onto the rear garden.

Off the kitchen is the light and welcoming sitting room, providing an ideal space for relaxing. From the hallway, a door leads out to the garden, while stairs rise to the first floor, where there are four bedrooms in total. Two are good-sized double bedrooms, one overlooking the rear garden with a useful storage cupboard and the other enjoying attractive countryside views. There are also two further bedrooms, together with a family bathroom fitted with a matching white suite and shower over the bath.

The property is approached from the front via a gravelled off-road parking area, bordered by wooden panel fencing and mature shrubs. To the rear, the enclosed garden can be accessed from both the dining room and a rear door, together with a wooden pedestrian gate. The garden has been thoughtfully arranged with a decked area providing a pleasant space for outdoor seating, a gravelled area suitable for pots and planters and an area of lawn. Viewing is highly recommended to fully appreciate this attractive property, its wonderful location and the delightful countryside views it enjoys.



AT A GLANCE

- Kitchen
- Sitting room
- Dining room
- W.C
- Four bedrooms
- Family bathroom
- Garden
- Off-road parking

LOCATION

Ebbesborne Wake is a particularly attractive village situated near the head of the picturesque Chalke Valley, alongside the River Ebbles and surrounded by rolling countryside within an Area of Outstanding Natural Beauty. The village is well served by a local bus service and enjoys a strong community spirit, with a well-supported village hall and church, together with the welcoming, family-run Horseshoe Inn, which has a pleasant beer garden enjoying attractive rural views.

Just a few miles further through the valley, the neighbouring village of Broad Chalke provides a wider range of amenities and was featured in The Sunday Times Best Places to Live list in 2023. Local facilities include a doctor’s surgery, church, Broad Chalke Church of England Primary School and The Hub (Chalke Valley Stores), which also incorporates a café and Post Office. Further amenities include the Village Hall, The Queen’s Head Inn, a sports centre and pavilion.

The surrounding countryside offers an excellent choice of walking routes, with picturesque footpaths following the River Ebbles and extending throughout the wider Chalke Valley. The area is also home to the renowned Gurstons Down Speed Hill Climb, while the annual Chalke Valley History Festival is a popular local event attracting visitors from across the country.

The cathedral city of Salisbury is approximately nine miles away and offers an extensive range of shopping, recreational and cultural facilities, together with a twice-weekly charter market and renowned theatre. Salisbury’s mainline railway station provides a direct service to London Waterloo in approximately 80 minutes, making it particularly convenient for commuters.

DIRECTIONS

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Leave Salisbury city centre via the one-way system along Brown Street and, at the T-junction with Exeter Street, turn left. At the roundabout, continue straight ahead into New Bridge Road and proceed to the traffic-light-controlled gyratory. Continue straight over, then pass straight over the mini roundabout, following signs for Blandford Forum (A354).

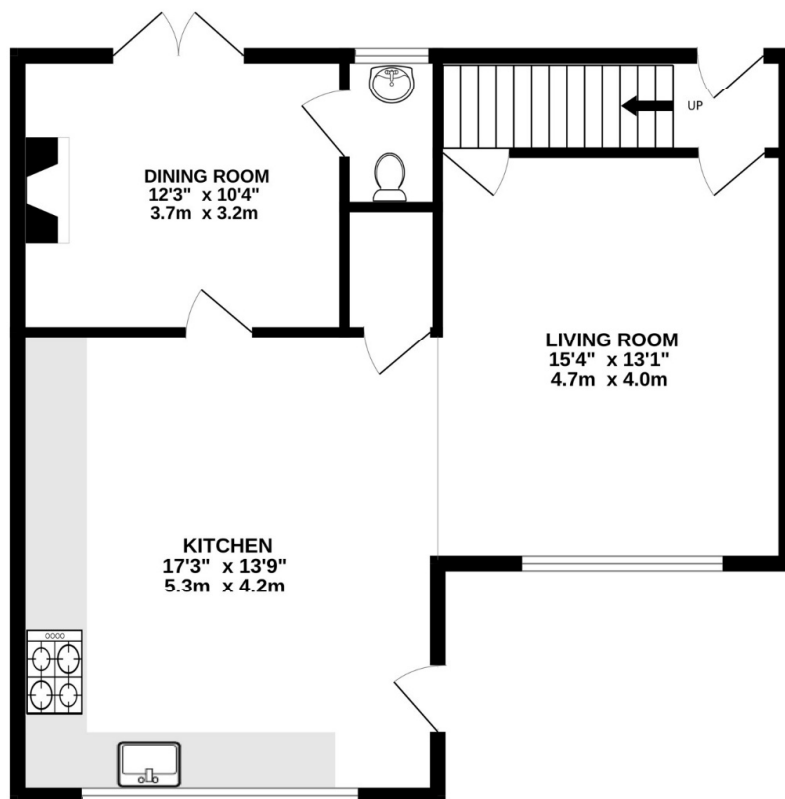
Continue for approximately three miles and, just before reaching the village of Coombe Bissett, turn right, following signs for Bishopstone and Broad Chalke. Continue through Stratford Tony and Bishopstone. Pass the Queen’s Head Inn, then bear right and continue along this road. After crossing a small bridge, bear right into the village of Ebbesbourne Wake.

The property will be found on the right-hand side, just past the Village Hall, as indicated by a Winkworth For Sale board.

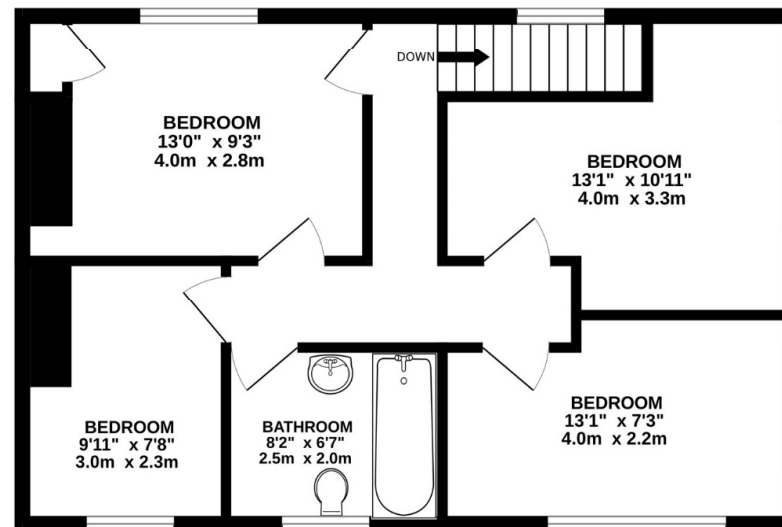
- EPC Band E
- Council Tax Band D
- Oil central heating and shared private drainage
- Ultrafast broadband available.
- EE good outside, limited inside.
- O2 variable outside, variable inside.
- Three good outside, variable inside.
- Vodafone good outside, limited inside.



GROUND FLOOR
686 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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