



BROAD CHALKE, WILTSHIRE, SP5 5DW
£495,000 FREEHOLD

Winkworth

GREY SHADES, BROAD CHALKE, WILTSHIRE, SP5 5DW



An exceptional contemporary bungalow, thoughtfully designed and beautifully finished, set in the heart of the picturesque Chalk Valley just a short stroll from village amenities.

This bespoke home has been meticulously developed by the current owners to offer both style and practicality in equal measure. The entrance porch leads into a generous dual-aspect sitting room, rich in natural light and offering views over the garden. French doors open out onto a paved terrace, seamlessly blending indoor and outdoor living.

The open-plan layout continues into the dining area, perfect for entertaining, and the showstopping kitchen is a true centrepiece complete with a central island and breakfast bar, integrated sink, and sleek matching cabinetry.

Off the hallway lies the principal bedroom, which benefits from ample built-in storage and a stylish ensuite shower room. A further double bedroom with fitted wardrobes, a well-appointed family bathroom, and a utility room (with space and plumbing for both a washing machine and tumble dryer) complete the internal accommodation. The utility also gives access to a rear passageway, with steps leading to an elevated walkway.

The low-maintenance garden is thoughtfully landscaped with raised beds and paved terrace ideal for alfresco dining or quiet relaxation. To the front, a block-paved driveway provides ample off-road parking, and one of the property's most unique features is the remote-controlled vehicle turning circle, a rare and practical addition.

Offered to the market with no onward chain, this striking and immaculately presented home must be viewed to be truly appreciated.

AT A GLANCE

- Sitting room
- Kitchen/breakfast room
- Dining area
- Two double bedrooms
- Family bathroom
- Ensuite shower room
- Utility room

- Enclosed gardens
- Driveway parking



LOCATION

Broad Chalke is a village nestled in the picturesque Chalke Valley and within an Area of Outstanding Natural Beauty. It boasts a thriving community spirit and was featured in the Best Places to Live List 2023 by The Sunday Times. The village offers a local doctor’s surgery, church, Broad Chalke Church of England Primary School, and The Hub (Chalke Valley Stores)—run by locals and recently awarded the King’s Award for Voluntary Service. The Hub also includes a café and Post Office.

Other amenities include the Village Hall, which hosts monthly film nights, The Queen’s Head Inn, a sports centre, and a pavilion.

For those who enjoy outdoor pursuits, there are beautiful walks along the Chalke River and surrounding countryside. For motor enthusiasts, the village is home to the well-known Gurstons Down Speed Hill Climb and the annual Chalke Valley History Festival.

Just nine miles from the Cathedral city of Salisbury, for commuters, Salisbury’s mainline railway station provides a direct service to London Waterloo in approximately 80 minutes. The city with a twice-weekly charter market, a renowned theatre, and an excellent selection of shopping and recreational facilities.

Salisbury offers convenient access to the south coast, as well as Bath, Winchester, and Southampton. The nearby A303 connects to the M3 for travel to London or westward towards Exeter and the West Country.

DIRECTIONS

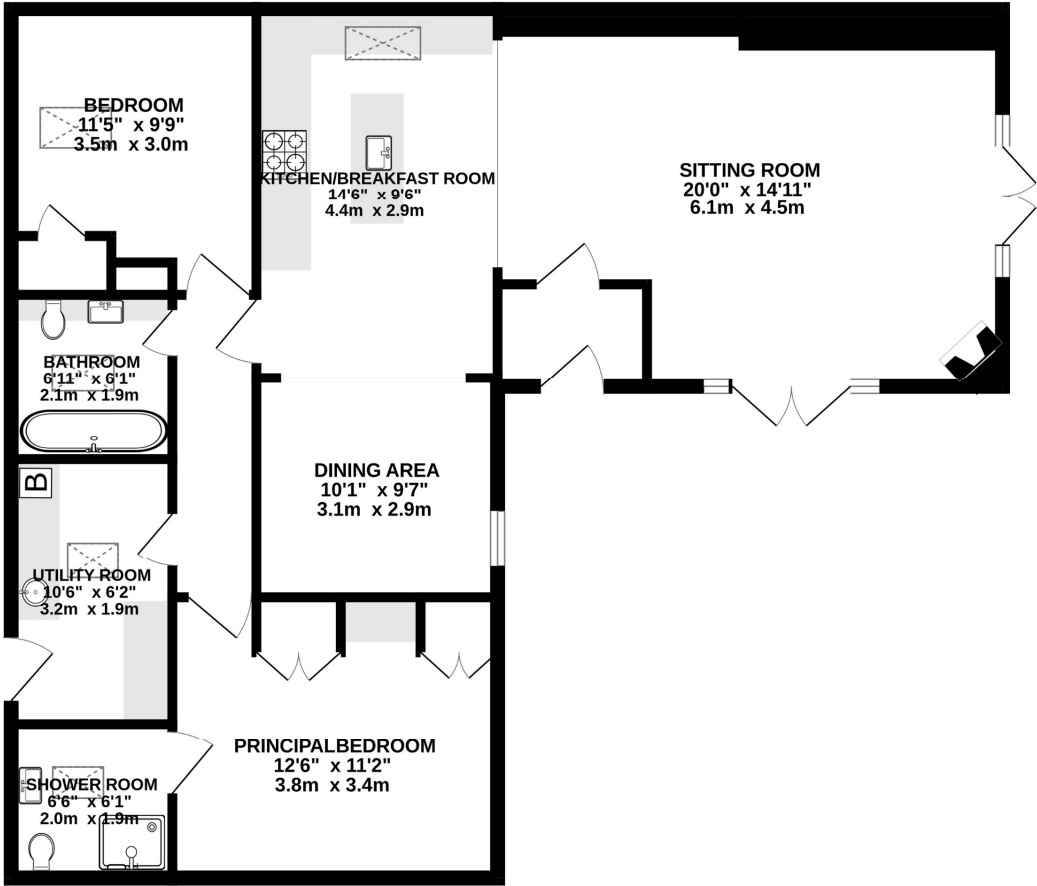
What3Words - crouches.brittle.column

Leave the city centre on the one-way system via Brown Street and at the T junction with Exeter Street turn left. At the roundabout continue straight over into New Bridge Road. Continue to the traffic light gyratory. Continue straight and pass straight over the mini roundabout Follow the sign for Blandford Forum (A354) for approximately 3 miles just before the village of Coombe Bissett turn right (Bishopstone/ Broad Chalke). Follow the road passing through Stratford Tony and Bishopstone. At the Queens Head Inn turn left and just where the road bends right Grey Shades can be found on the left-hand side indicated with a Winkworth For Sale board.

- Council Tax Band E
- EPC Band C
- Mains electric
- Private drainage
- Double glazing
- Ultrafast Broadband available.
- Mobile coverage inside limited with O2 and Vodafone.
- Mobile coverage outside likely with Three, O2 and Vodafone.



GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Salisbury | 01722 443 000 | salisbury@winkworth.co.uk

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