



## Swallowcliffe SP3 5PW

**\*\*REDUCED FOR QUICK SALE\*\*** An attractive two large double bedroom detached family home offering spacious and contemporary living, set within the idyllic and highly sought after village of Swallowcliffe enjoying stunning far reaching rural views. The property was built to a high specification in 2021, boasts over 1200 SQ ft of immaculate accommodation and benefits from an air source heat pump, under floor heating, double glazing, large driveway providing ample off road parking for several cars, carport/workshop and an easy maintenance garden.

**£470,000 Freehold**



## The Property

A beautifully presented detached family home, offering spacious and contemporary living, set within the idyllic village of Swallowcliffe and enjoying stunning far-reaching rural views.

This exceptional home has been thoughtfully designed to provide light, airy accommodation throughout. The generous living room is a welcoming space, perfect for relaxing or entertaining, while the open-plan modern fitted kitchen offers both style and practicality, ideal for everyday family life.

The property benefits from an energy-efficient air source heat pump with underfloor heating, ensuring comfort all year round.

Upstairs, there are two large double bedrooms, both featuring fitted wardrobes and their own ensuite bathrooms, providing a high level of comfort and privacy.

Further accommodation includes a separate utility room and a convenient downstairs cloakroom.

Externally, the property offers driveway parking for at least six cars along with a car port/workshop. The garden enjoys beautiful countryside views, creating a peaceful and picturesque setting.

Immaculately presented throughout, this superb home combines modern living with village charm, making it an ideal purchase for those seeking a tranquil lifestyle without compromising on quality.



## The Location

What Three Words:-

///cheaply.resurgent.equipping.

Swallowcliffe, located on the A30 just west of Salisbury, was crowned Best Newcomer and Best Small Village by the Campaign to Protect Rural England (CPRE) at an awards presentation in September 2021. The CPRE Best Kept Village competition focuses not on finding the prettiest villages, but those that are most thoughtfully maintained and cared for by their residents, something Swallowcliffe clearly exemplifies.

Nestled in the rolling countryside of the Nadder Valley, Swallowcliffe is a picturesque and highly sought-after Wiltshire village, offering an idyllic blend of rural charm and strong community spirit. Surrounded by beautiful open countryside, it is perfect for those seeking a peaceful lifestyle, with stunning walks right on the doorstep. The village features a historic parish church, a well-regarded village hall, and a vibrant calendar of local events that bring residents together. Spring Orchard Surgery can be found in Fovant (approximately 3 miles).

Everyday amenities are within easy reach, with the nearby towns of Tisbury and Shaftesbury offering a range of shops, cafés, schools, and essential services. For commuters, Tisbury provides a mainline railway station with direct links to London Waterloo, while the nearby A303 ensures

convenient road connections to the South West and beyond.

The village is also home to the renowned Royal Oak pub, jointly owned by James May and Chris Bryett. Since its renovation in 2015, the pub has developed a reputation for high quality food, excellent accommodation, and a relaxed, friendly atmosphere, further enhancing the village's appeal.

### Additional Information

Services: Mains water, electricity, air source heat pump and private treatment plant.

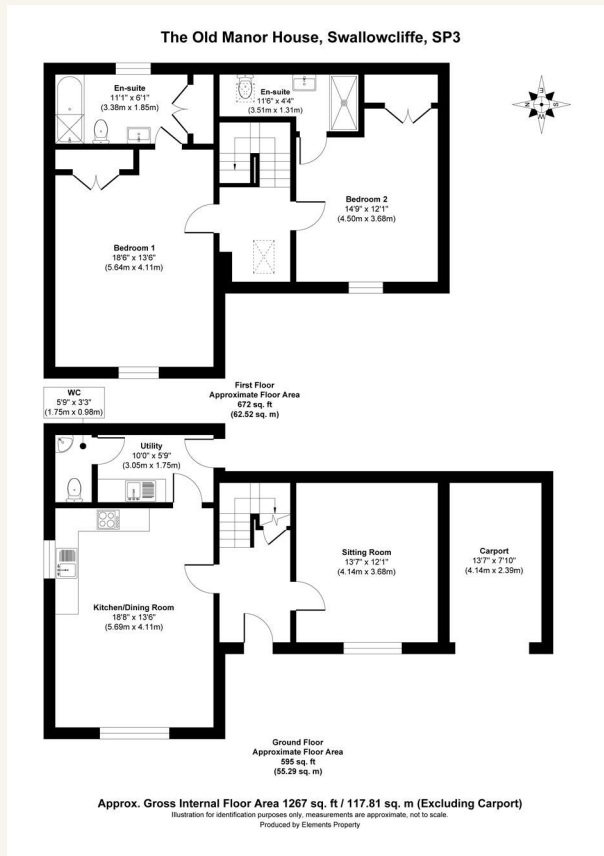
Local Authority: Wiltshire Council  
Council Tax Band: D

Energy Performance Certificate (EPC)  
Rating:-B

Please Note: All services, systems, and appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order.



Local Authority  
Council Tax Band **D**  
EPC Rating **B**



### Gillingham Office

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.