



The Cottage, High Street, Codford, Warminster, Wiltshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

The Cottage, High Street, Codford, Warminster, Wiltshire BA12 0NB

A charming Grade II Listed cottage offering a wealth of character and situated in the popular Wylve Valley

A303 2.6 miles, Heytesbury 4 miles, Warminster train station 7.8 miles (London Waterloo via Salisbury 2hrs 6 mins), Shrewton 8.3 miles, Westbury railway station 12 miles (London Paddington 1hr 30mins), Salisbury 13.8 miles, Bath 27 miles

Porch | Inner Hall | Sitting room | Dining room
Study | Kitchen/breakfast room | Utility
Cloakroom | 4 Bedrooms | 2 Bathrooms | Double
car port | Workshop | Garden | EPC Rating E

The property

Believed to date back to 17th Century, The Cottage is a part-thatched house, steeped in history and period character with features including exposed timber-framing, wood and stone mullioned casements, window shutters and vintage fireplaces with stone surrounds.

The attractive porch opens to the kitchen with a further door into the inner hall. The charming sitting room offers a relaxed setting with the warming ambience of a wood-burning stove. A dining room with inglenook fireplace is the ideal environment for family gatherings and entertaining guests, with folding wooden doors which offer a route into the adjoining flexible-use study. The spacious kitchen/breakfast room has flagstone flooring and rustic wooden cabinetry, with ample space for informal dining and casual seating, whilst the adjoining utility provides additional storage, a home to domestic appliances. A door also opens to a cloakroom.

A staircase in the hallway rises to the first-floor accommodation where step-level changes add to the charm of the interior character. There are

four bedrooms, two with bay windows, and two well-appointed bathrooms, one with bath tub and shower cubicle and a second with bath tub with a shower over.

Outside

The property is approached via a lane onto a gravelled driveway, edged by beech hedging, which provides parking for numerous vehicles and leads to the open car port.

A paved pathway gives access to the front entrance and extends to a circular terrace which offers an outside spot to sit and relax, with a low stone wall edging and an area of lawn beyond.

To the rear of the home, there is a further seating terrace, with a stone walkway alongside the property leading to the drive and across the lawn which stretches to the far boundary. The garden is adorned with mature shrubs, majestic, mature trees including apple trees, with wooded areas beyond the boundaries creating privacy and a sense of seclusion.

There is also a large detached workshop with power and light, charming potting shed and an additional shed.

Location

Situated to the south of Salisbury Plain and in the Wylve Valley, the picturesque village of Codford offers a good range of amenities including a convenience store, newsagents and post office, garage and filling station, medical and veterinary surgeries, as well as a primary school. In addition, there is a village hall, tennis courts and the Woolstore Theatre.

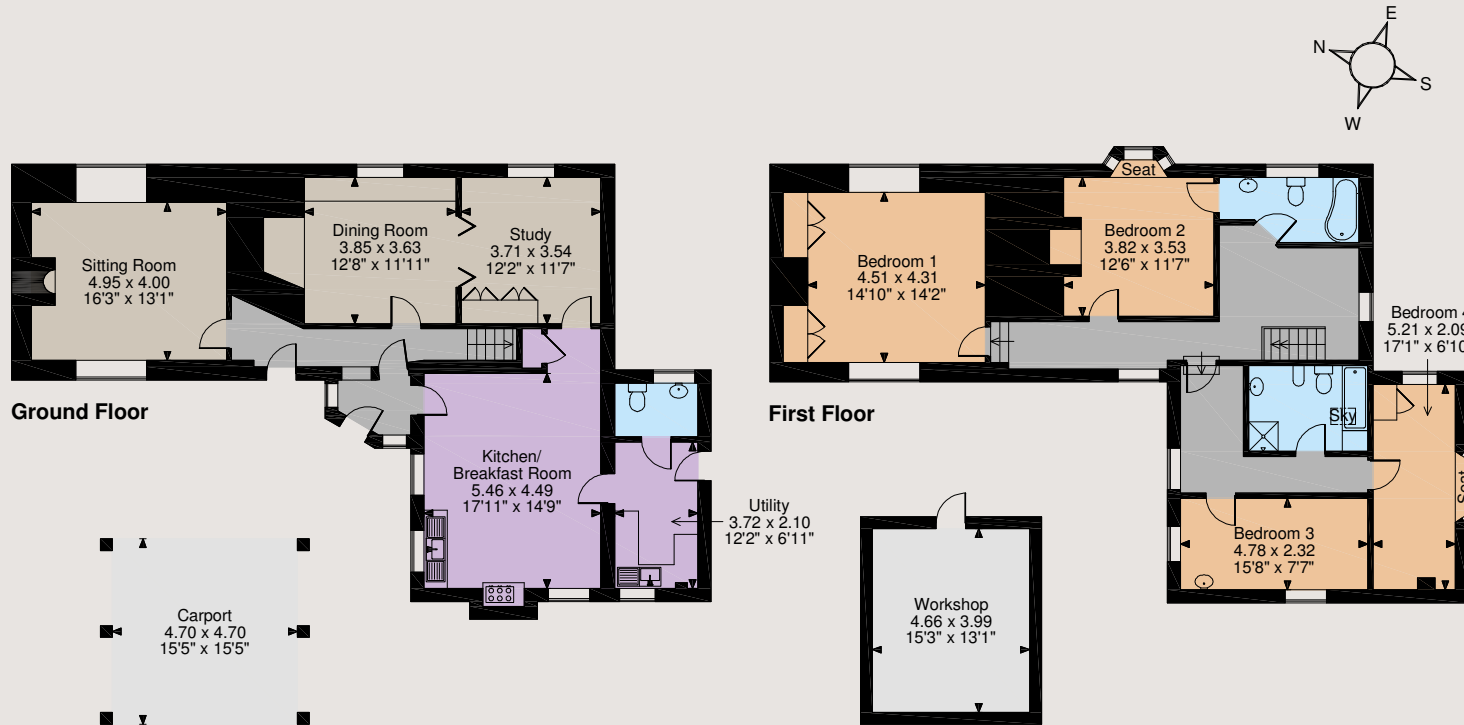
The nearby market town of Warminster provides a broad selection of recreational, cultural and everyday facilities along with a mainline station and leisure facilities.





The Cottage, High Street, Codford

House internal area 2,276 sq ft (212 sq m)
Shed internal area 200 sq ft (12 sq m)
Carport external area 238 sq ft (22sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8535753/DMS

Location (Continued)

Communications are excellent with the A303/ A36 being easily accessible providing routes to London and the West Country, whilst mainline rail services run from Warminster and Salisbury to London Waterloo. There is also a twice daily coach service running from Codford to Hammersmith (1hr 25 mins), provided by Berrys Coaches.

Directions

From Salisbury, take the A36 to Codford, entering the village from the first exit on your right. Follow the road to the left, past the bus stop, also on the left. Take the track at the end of March House on your left and The Cottage will be found at the end.

General

Local Authority: Wiltshire Council - 0300 456 0100

Services: Mains electricity & water. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band F **Tenure:** Freehold

Guide Price: £695,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

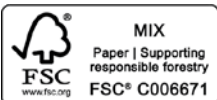
01722 344010

salisbury@struttandparker.com
struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[/struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.

