



Chitterne Road
Codford Wiltshire BA12 0PG

Guide Price £675,000 FREEHOLD

COOPER
AND
TANNER



Chitterne Road Codford, Wiltshire BA12 0PG

 3  2  2 EPC F

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Description

We are delighted to bring to the open market this outstanding detached period residence. This former stable has been lovingly and sympathetically restored and upgraded over the last 250 years.

This exceptional home offers outstanding family living throughout and is filled with many beautiful period and original features. An entrance door opens into the large and bespoke fitted kitchen / dining room that is complimented with a wide range of wall and base units with Wood and marble worktops, Belfast style sink, integrated appliances, Oak beams and tiled flooring. A door gives to a large shelved larder with matching marble work surfaces. Off the kitchen is the pleasing utility room with terracotta tiled flooring, butlers sink, and access door to the gardens. Onwards from the Utility room you can access the boot room and WC. The spacious main reception room has hardwood flooring, feature fireplace with stove, Oak beams, and double doors giving access to the rear grounds. The separate dining room has a brick fireplace enclosing a wood burner and wood flooring.

On the first floor, a landing gives access to the naturally light and generous bedrooms that are all a pleasing size and complimented with Oak beams and tastefully decorated.

There is a luxurious family bathroom and an additional shower room with WC.

This wonderful home must be viewed to fully appreciated. Call for full details and access arrangements.









Outside

The property is surrounded by substantial walls in Wiltshire styled terracotta copings and gives access to the gravelled driveway providing car parking for 3 cars and surrounded by flower beds, an additional offroad parking space is located outside of the walls. There is also a lockable pedestrian gated access through the north wall. Limestone steps lead down to the front entrance door, there is also an additional door to the utility rooms. The generous south facing, and landscaped gardens are entirely enclosed and incorporate a large seating area under a cedar pergola, pleasing lawn areas, mature and carefully planted flower beds, a vegetable patch and wrap around patio. Within the grounds is a large and mature original cox apple tree.

Large workshop with electricity and lighting, opening through locked doors in North wall and double doors into the garden. Extensive shelving and storage space. Substantial green house and log shed.

Garage

The large former garage is attached to north side of the house and has electricity. Subject to planning, this could make ideal extra bedroom/bathroom, home office/bathroom or additional ground floor living space with direct access to the sitting room.

Location

The Wylde Valley village of Codford is extremely well provided and local amenities with Post Office, village supermarket, garage, village school, doctors' surgery, social club and The Woolstore Theatre. Warminster lies approx. 8 miles distant and has shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital and post office. Main line railway station to London Waterloo and nearby A303 and roads to London/ Exeter. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.



Local Information

Local Council: Wiltshire Council

Council Tax Band: F

Heating: LPG heating

Services: Private Drainage (Septic Tank) Mains water & electricity

Tenure: Freehold



Motorway Links

- M4/M32/M5



Train Links

- Westbury
- Warminster



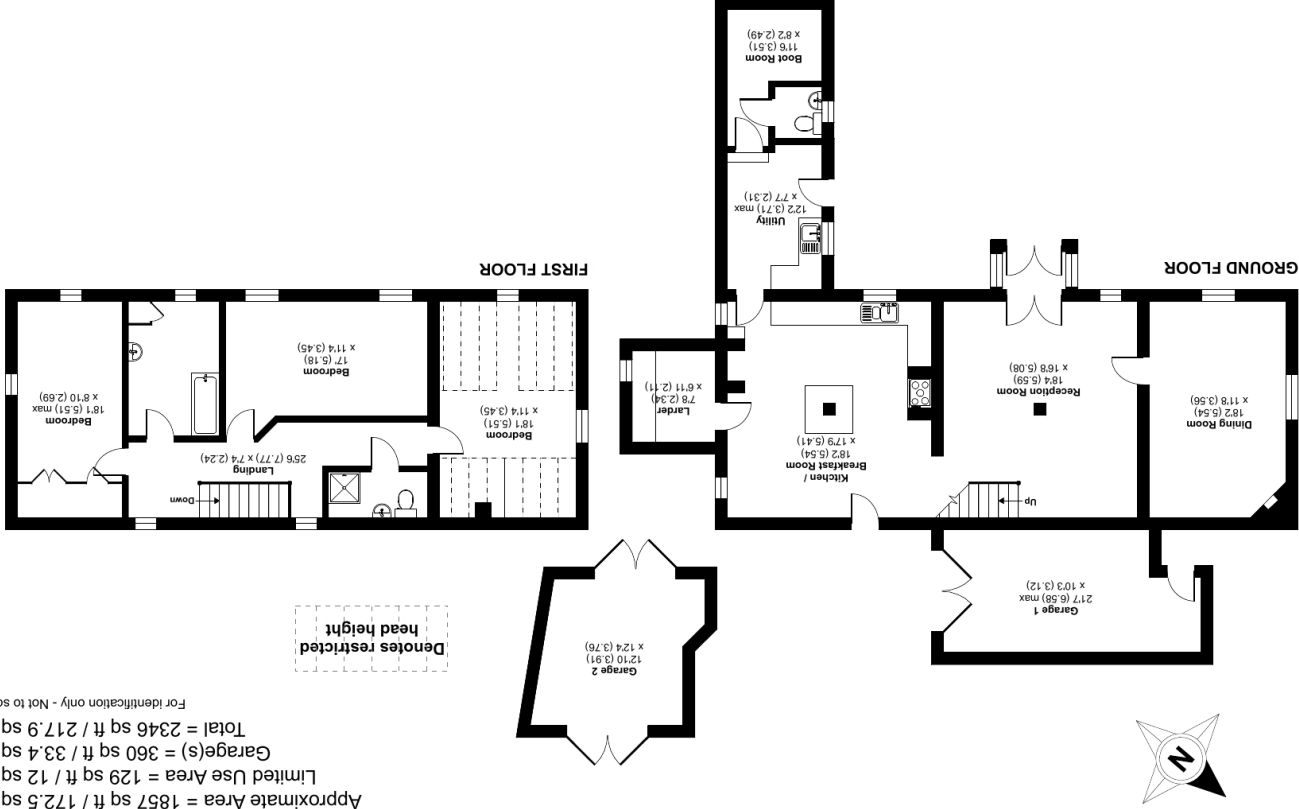
Nearest Schools

- Codford, Heytesbury, Sutton Veny, Warminster, Salisbury

Chitterne Road, BA12

Approximate Area = 1857 sq ft / 172.5 sq m
 Limited Use Area = 129 sq ft / 12 sq m
 Garage(s) = 360 sq ft / 33.4 sq m
 Total = 2346 sq ft / 217.9 sq m
 For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer
 International Property Measurement Standards (IPMS2 Residential). © rchecom 2024
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2024
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