



11 Cress Cottage, Sherrington, BA12 0SN

Guide Price £1,000,000 Freehold

COOPER
AND
TANNER



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 5  3  3 EPC N/A

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Description

We are delighted to offer this exceptional and charming Grade II listed period residence that has been cleverly, and carefully renovated and transformed in 2016. The cottage retains a lot of the original charm from its 18th century origins and enjoys a setting in an Area of Outstanding Natural Beauty. The accommodation is spread over approximately 2356sq.ft and offers excellent versatile family living. Annexe and No Chain.

On the ground floor you enter via a lovely sunroom / garden room, with access leading to the sitting room / dining room having hand-built cabinets, Oak floor under heating and Inglenook fireplace. The kitchen / breakfast is highly appointed with a range of hand-crafted wood wall and base units with slate work surfaces and Aga. The utility room has space for appliances and the boiler. The cloakroom is situated off the entrance lobby. On the first floor you will find three bedrooms and a range of built in storage. There is also a guest ensuite shower room and a pleasing family bathroom.

A lovely, crafted Oak frame barn style annexe is a wonderful addition to the property. On the ground floor is spacious open plan arrangement having a sitting / dining room and fitted kitchen, and cloakroom. The glazed elevations allow natural light to flood in. On the first floor are two bedrooms

and a shower room. This annexe could also provide some good rental / Airbnb options.

Internal viewing comes highly recommended.









Outside

The home is approached via a walled and gated entrance. A gravel drive provides ample parking for six / seven cars and gives access to the timber frame garage. The current sellers have acquired a further area of lawned garden to the side that overlooks the stream. The rear landscaped garden has planted borders and paved seating areas. The situation of the home with views towards the village pond also attracts a wide variety of wildlife in many forms. Melvern garden shed / office.

The village of Sherrington is located in the popular Wylde Valley and nestled in a Conservation Area of Outstanding Natural Beauty. This part of the village is close to the village pond, that was once a working watercress farm. There is also a 12th century village church close by.

The town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.



Location

Local Information Sherrington

Local Council: Wiltshire Council

Council Tax Band: G

Heating: Oil fired central heating

Services: Private drainage, Mains Electricity and Water

Tenure: Freehold



Motorway Links

- A303/M3
- M4



Train Links

- Westbury
- Warminster



Nearest Schools

- Codford
- Warminster/Salisbury



Sherrington, Warmminster, BA12

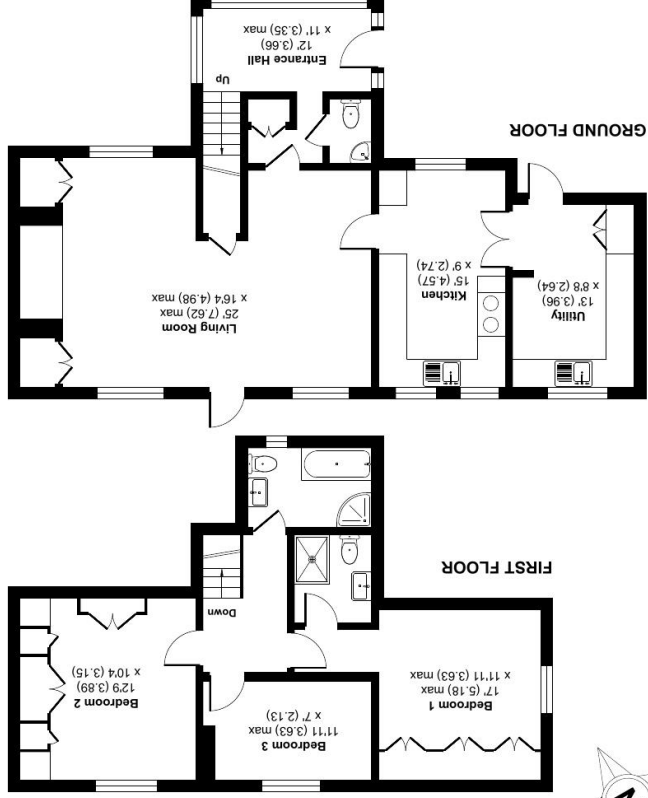
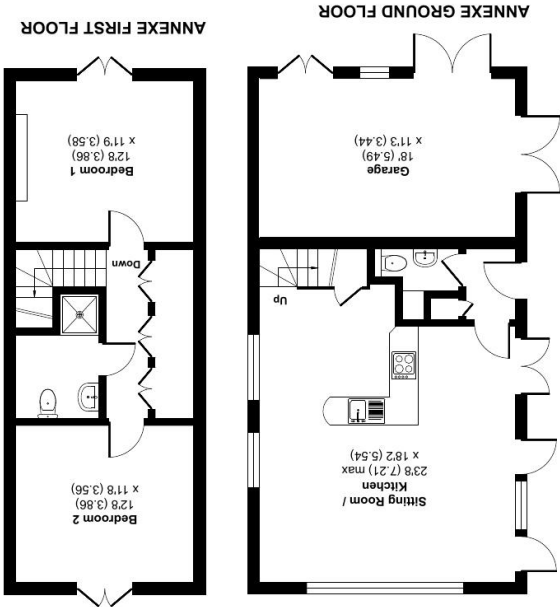
Approximate Area = 1377 sq ft / 127.9 sq m

Annexe = 882 sq ft / 81.9 sq m

Garage = 204 sq ft / 18.9 sq m

Total = 2463 sq ft / 228.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2023. Produced for Cooper and Tanner. REF: 1016283

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