



Knapp Cottage, 38-39 Corton,  
Warminster, Wiltshire, BA12 0SZ

Guide Price - £795,000 Freehold

COOPER  
AND  
TANNER



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Cooper and Tanner are delighted to bring to the open market this delightful period detached four-bedroom residence, set within generous grounds of approximately 1.15 acres. The home requires some general enhancement.

The property is beautifully positioned in the highly sought-after village of Corton, this charming home enjoys an enviable setting and offers a wonderful blend of character, space, and tranquillity. Within the grounds sits a substantial barn/carport along with three additional outbuildings, providing excellent storage, workshop potential, or scope for future development (subject to any necessary consents).

The established cottage gardens are attractively landscaped and well maintained, while the adjoining paddock features secure post-and-rail fencing. A private driveway offers ample parking and turning space, making this an ideal home for those seeking both rural living and practicality. As the selling agents, we strongly recommend an early viewing to avoid disappointment

## Accommodation

A front door opens onto a vestibule with access to the main hallway, sitting room with three windows to the front and feature fireplace, dining room with brick fireplace and parquet flooring and access to the fitted kitchen / breakfast room, utility and the WC cloakroom. A study with door leading to the conservatory with tiled flooring.

On the first floor a landing has doors giving access to the four bedrooms, en-suite and main family bathroom.

## Outside

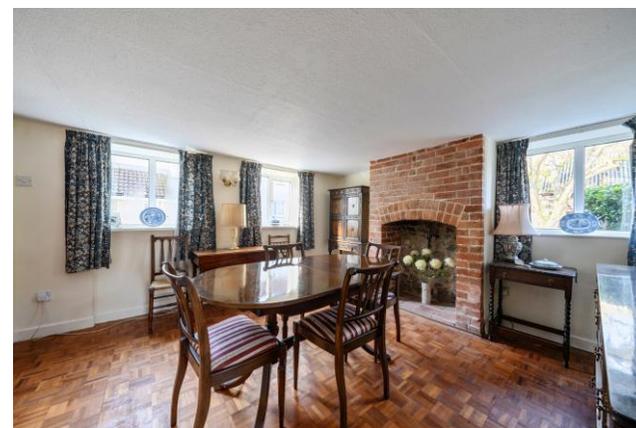
A block paved access gives access to the substantial gravel driveway offering excellent parking and turning. The front garden incorporates established planting along with a pathway and steps to the front door and low-level stone walling. At the rear the well-maintained cottage garden is mainly lawned and incorporates planted beds, hedging and mature trees. A further area is currently lawned and incorporates a vegetable plot. A gate gives access to the substantial paddock with post rail fencing.

## Barn / Carport / Garaging

This substantial barn offers double under cover parking along with access to secure storage, ideal for wood or garden machinery and a mezzanine area.

## Outbuildings

Other buildings include an office, workshop and hay store.









## Location

The historic market town of Warminster is set in beautiful surroundings and offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, swimming pool, pre/ primary / secondary / private 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. Warminster train station has connections to Bath/ Bristol / Bradford on Avon / Westbury/ Paddington /Reading. Junction 18 / M4 is 18 miles (29km) The A361 connects to Swindon to the north-east and Barnstaple to the south-west, while the north south A350 primary route to Poole runs close to the town. Bristol Airport which is 30 miles (48 km) west. Bath and Salisbury are about 20 miles away. The A303 is about 10 miles to the south.



### Local Information

**Local Council:** Wiltshire Council

**Council Tax Band:** F

**Heating:** Oil

**Services:** Septic Tank (Private)

**Tenure:** Freehold



### Motorway Links

- A303/M3/A361/A350
- M4



### Train Links – From Warminster to:

- London (Paddington / Waterloo)
- Salisbury
- Westbury / Bath / Bristol



### Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA

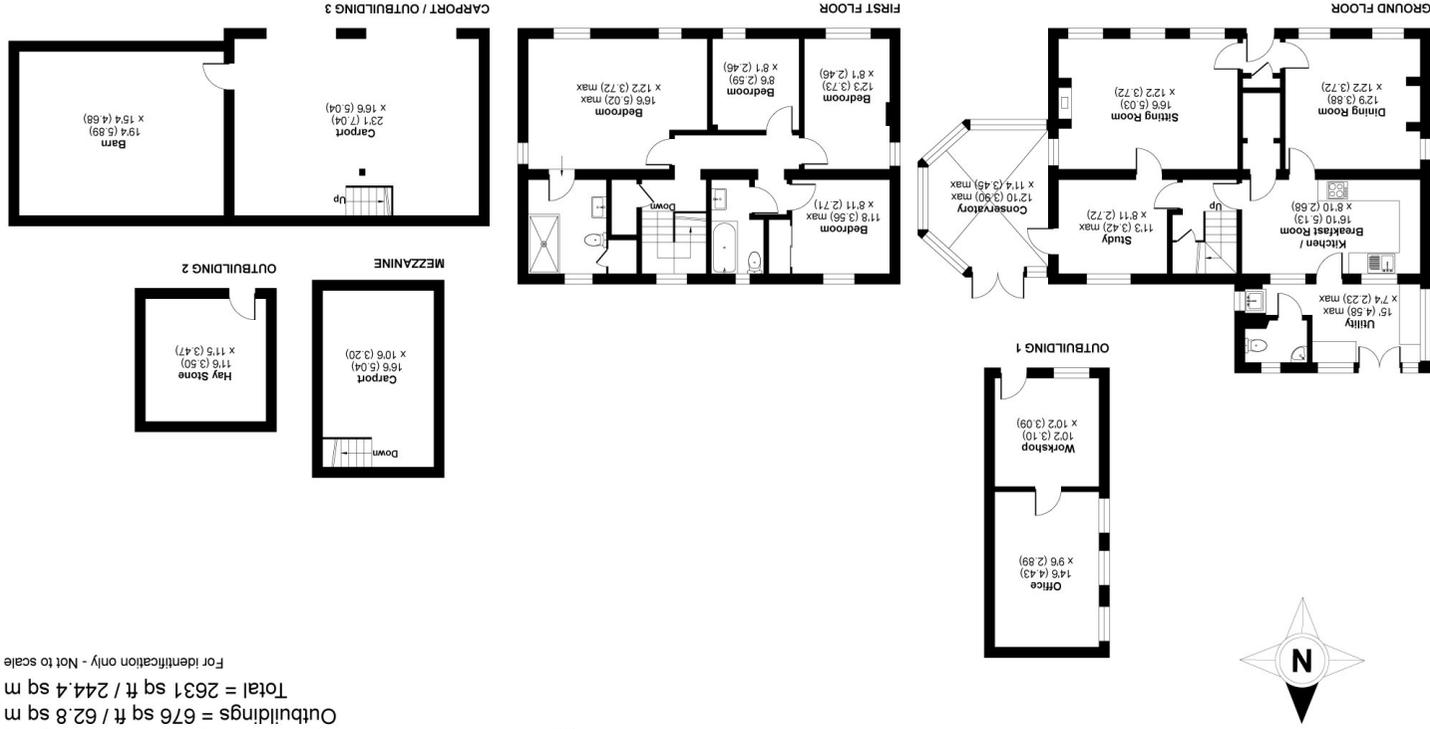
# Corton, Warmminster, BA12

Approximate Area = 1955 sq ft / 181.6 sq m (excludes carport)

Outbuildings = 676 sq ft / 62.8 sq m

Total = 2631 sq ft / 244.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © rldhccom 2026. Produced for Cooper and Tanner. REF: 1431895

**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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