



Brambles, Green Lane, Codford,
Warminster, Wiltshire, BA12 0NY

Guide Price £625,000 Freehold

COOPER
AND
TANNER



Brambles, Green Lane, Codford, Warminster, Wiltshire, BA12 0NY

 3  2  3 EPC TBC

Guide Price £625,000 Freehold

Description

Cooper and Tanner are delighted to bring to the open market this exceptional newly constructed and architect designed detached residence having brick and part timber composite clad elevations under a tiled roof. The property enjoys a pleasing position tucked away off the village high street. This fantastic family home offers well planned and efficient living throughout and has a host of high-end fixtures, fittings and a state-of-the-art kitchen with porcelain flooring. The accommodation comprises an entrance hall with tiled flooring and stairs with storage under, cloakroom WC, utility room with door to the side and a range of fitted units and tops, study / bedroom four, a beautifully appointed anthracite kitchen having a wide range of wall and base units with back light illumination, integrated appliances including double oven and wine cooler and a central island with sink, units, mixer tap and built in recycle bin, sitting room / family room

area with bi-fold and windows to the rear patio and lovely gardens. On the first floor you will find a landing with storage and doors giving access to the three principal bedrooms with built in wardrobes and en-suites. The home has efficient and environmentally friendly under floor heating on the lower floors, and radiators in the upper levels. The bathrooms have under floor heating.

Outside

At the front is a large grey block paved driveway offering parking and access to the single integral garage having electric roller shutter door, power and light. A particular feature of this home is the beautifully landscaped and tended grounds that incorporate lawn, natural stone walling, a paved patio and fencing.





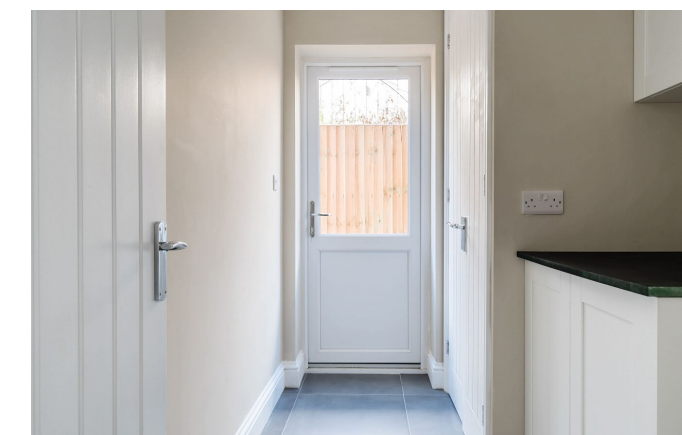
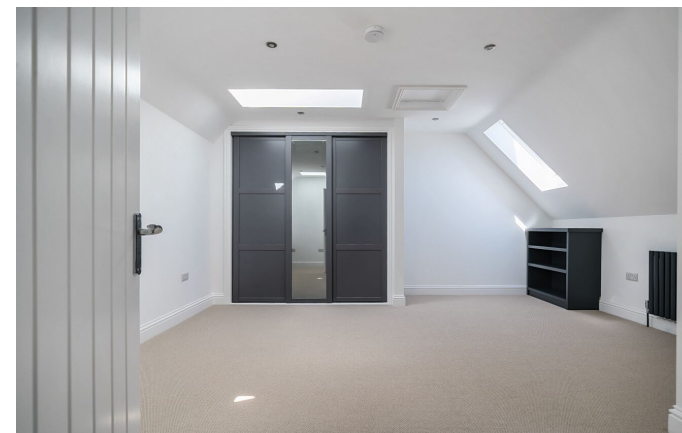




Location

The Wylde Valley village of Codford is extremely well provided and local amenities include Post Office and village supermarket, garage, village school, doctors' surgery, social club and The Wool store Theatre. Warminster lies approx. 8 miles distant and offers a wide range of shopping and leisure facilities to include library, sports center, 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.

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: tbc

Heating: Air Source Heating

Services: Private drainage/ Mains Electricity

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links

- Westbury
- Warminster

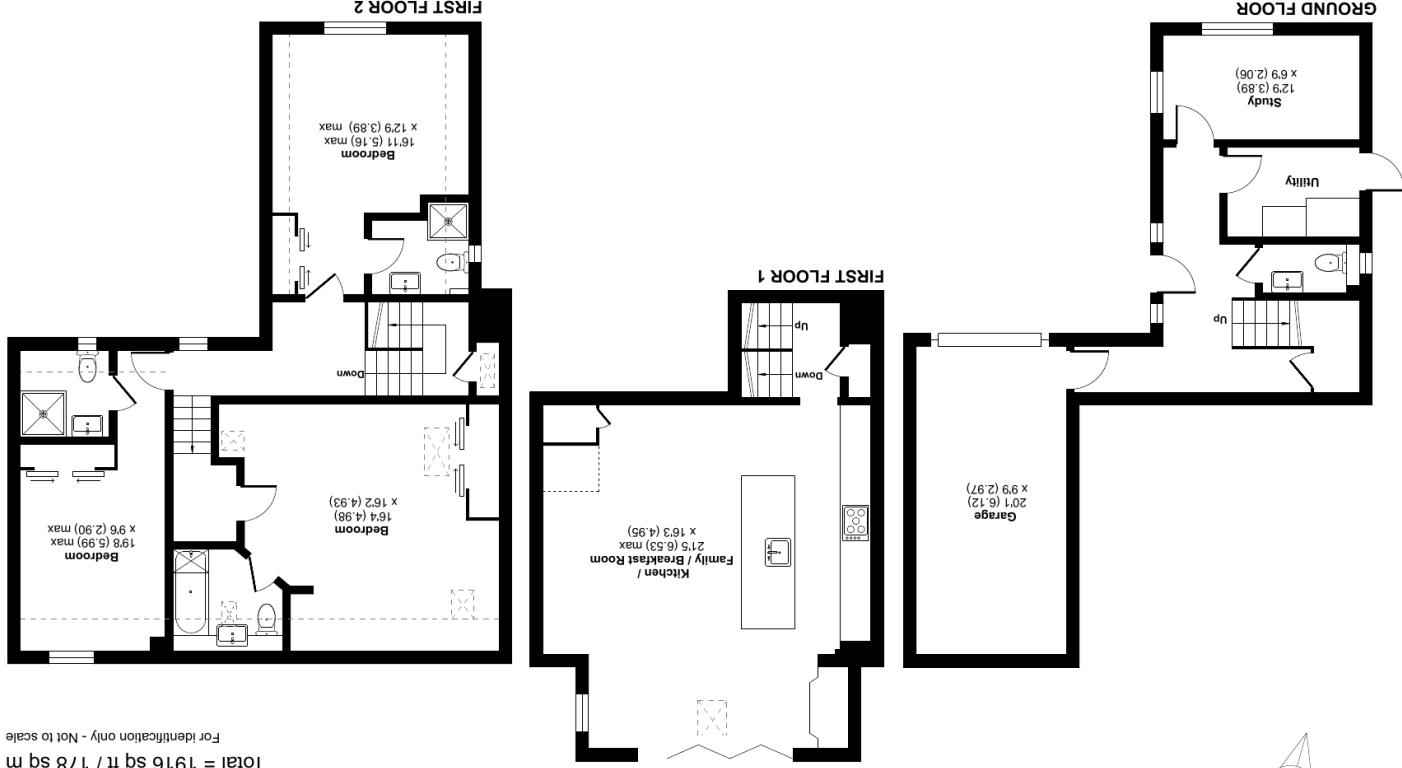


Nearest Schools

- Codford / Warminster
- Westbury/BOA/ Frome

Brambles, Green Lane, Codford, Warmminster, BA12

Approximate Area = 1567 sq ft / 145.5 sq m
 Limited Use Area(s) = 151 sq ft / 14 sq m
 Garage = 198 sq ft / 18.3 sq m
 Total = 1916 sq ft / 178 sq m
 For identification only - Not to scale



Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
 Produced for Cooper and Tanner. REF: 1158211

WARMINSTER OFFICE
 telephone 01985 215579
 48/50 Market Place, Warmminster BA12 9AN
warmminster@coopertanner.co.uk

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.



**COOPER
 AND
 TANNER**