

The Marsh

Longbridge Deverill, BA12 7EB

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£595,000 Freehold

This beautiful character four bedroom detached thatched cottage is presented to a high standard and has been tastefully maintained by its owners and retains period features throughout. It is located in a sought after village close to the River Wylfe. The accommodation is fully flexible and has been updated and set out to provide a perfect family home. Downstairs there is a room that could be used as a study or bedroom 5. There is an impressive large kitchen/dining room which is ideal for entertaining. Outside there are established gardens, a detached garage with an adjoining workshop.

The Marsh

Longbridge Deverill

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DESCRIPTION

This beautiful character detached four thatched cottage is presented to a very high standard and has been tastefully maintained by its owners and retains period features throughout. Is located in a sought after village close to the River Wylde. The accommodation is fully flexible and has been updated and set out to provide a perfect family home. There is a downstairs room which can be used as a study or bedroom 5. There is an impressive large kitchen/dining room which is ideal for entertaining. Outside there are established gardens, a detached garage and workshop. The accommodation comprises entrance hallway with a cloakroom and a staircase rises to the first floor, a door leads into a 29ft Kitchen/Breakfast room with beautiful tiled flooring all the way through. The dining area has a fireplace and in the kitchen there is a centre island with a solid worktop with seating and cupboards under, a range of wall and base units with a double Belfast sink and there is space for a Rangemaster cooker. There is a rear porch with a door to the back garden and a door to a utility room at the end. A door then leads into a 35ft sitting room which has two fireplaces one at either end, one is working with a wood burning stove. It has flagstone flooring and underfloor heating. A staircase leads up to the first floor. A door then leads into another reception room which has a high ceiling and a door leading to a private garden. This room can be used as bedroom 5 or an office or studio. Leading upstairs there are two staircases and a walk through room, the master bedroom is a great size and has an en suite bathroom. The other bedrooms are all doubles and bedroom three has fitted wardrobes and there is a family bathroom.

OUTSIDE

The property is approached over a driveway providing parking for 3 to 4 cars. There is a garage with an adjoining workshop. There is a wooden gate opening into the garden at the front This is the main part of the garden and is privately enclosed and is beautifully landscaped. It is mainly laid to lawn with established trees, hedging and shrubs and has well stocked borders. The garden continues round to the side and is lawned and is private, this then leads to the rear garden with a full length patio and a pergola covered with established foliage this overlooks the river Wylde. It is secluded and ideal for sitting out and dining.

COUNCIL TAX

Band 'E'

LOCATION

The property is located on the edge of this sought after village of Longbridge Deverill which benefits from garage, village pub and church. Warminster is approximately three miles distance and offers a much wider range of both 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 the Salisbury Plain.

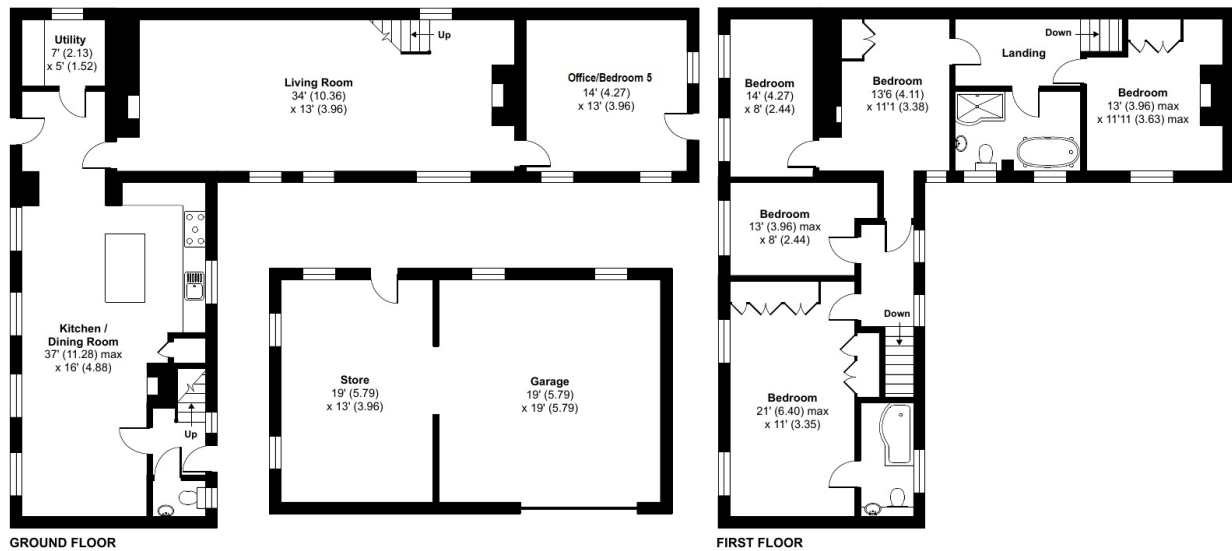




The Marsh, Longbridge Deverill, Warminster, BA12

Approximate Area = 2954 sq ft / 274.4 sq m (includes garage / store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Cooper and Tanner. REF: 1112536

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