

New Road

Codford, BA12 0NR

COOPER
AND
TANNER



£550,000 Freehold

We are pleased to offer this exceptional five bedroom semi detached house located in the popular village of Codford. It has been totally refurbished throughout to a very high standard by the current owner. It offers good sized accommodation and is set over three floors and would be perfect for a family. There are two Sitting Rooms and a beautifully designed Kitchen. At the front of the property it offers lots of parking and has views across open countryside. The property comes to the market with NO ONWARD CHAIN.

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DESCRIPTION

We are pleased to offer this exceptional five bedroom semi detached house located in the popular village of Codford. It has been totally refurbished throughout to a very high standard by the current owner. It offers good sized accommodation set over three floors and would be perfect for a family. There are two Sitting Rooms and a beautifully designed Kitchen. At the front of the property it offers ample parking for at least three cars and has views across open countryside. The property comes to the market with NO ONWARD CHAIN. In brief the accommodation comprises: an entrance porch, hallway, cloakroom, Sitting room with a wood burner which then leads to the Kitchen fitted with a range of wall and base units, center island with a quartz work top over and an integrated dishwasher. There is a rangemaster cooker with induction hob and extractor over. This room is light and had double French doors with glass panels to either side and two velux windows. An opening leads through to a utility room which is fully fitted and has a double glazed door to the rear. From the hallway a door leads to a large sitting room with a limestone floor and a feature electric glass fire with interchanging glows. Double French doors lead out into the rear garden. An archway leads into the dining room. Leading up to the first floor you will find the master bedroom and offers a dressing room then a door leads into a fitted en suite double shower room. There are two further bedrooms one with a cast iron fireplace and a large family bathroom. Leading up to the second floor there is a landing with room for a study area and doors to either side offering to large bedrooms both with eave storage and velux windows.

OUTSIDE

At the front of the property there is a mature garden to the side and is privately enclosed by hedging and fencing and has a five bar entrance gate. The driveway provides ample parking for at least three cars, there is a gated side access. At the rear of the property you will find a well designed garden, fully enclosed . It has a slate pathway at the side with a log storage, an outside brick shed and steps lead up to an outside cabin. From the patio there is a dwarf wall and steps lead to a lawned garden with borders with established trees and shrubs. There are two vegetable beds at the top and a lovely designed patio looking over the garden and towards the back of the house. I

COUNCIL TAX

Band ' D '

LOCATION

The Wylve 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 Woolstore Theatre. Warminster lies approx 8 miles distant and 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.





New Road, Codford, Warminster, BA12

Approximate Area = 2070 sq ft / 192.3 sq m

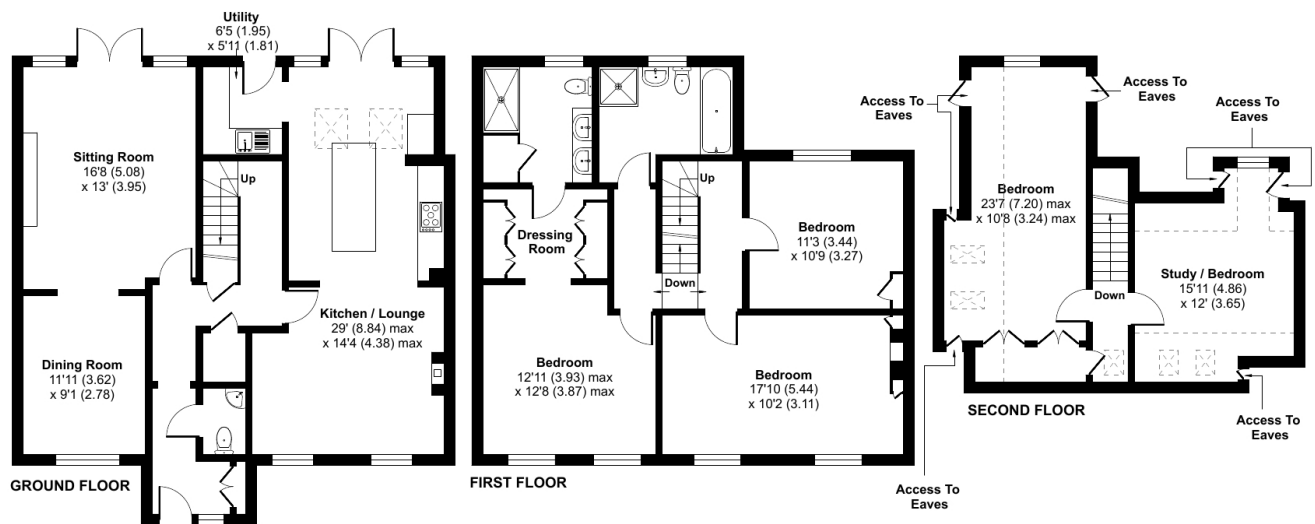
Limited Use Area(s) = 136 sq ft / 12.6 sq m

Total = 2206 sq ft / 204.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1339893

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