

Stockton

Warminster, BA12 0SG

COOPER
AND
TANNER



£350,000 Freehold

Stockton Crossing Cottage is an absolute gem and is tucked away in the sought after Wylde village of Stockton. This charming detached cottage is believed to be around 200 years old. It has never come to the market and has been sold twice before to locals in the village. It is full of character with high ceilings and cast iron fireplaces. It offers further scope for improvement. It boasts a very large long garden at the back and is surrounded by open countryside with far reaching views.

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DESCRIPTION

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OUTSIDE

The front of the property is approached down a country lane where there is plenty of parking, at the end. Here there is a railway crossing with a traffic light system to cross the track which then leads through a gate and the cottage can be found on the left hand side. At the front there is an area of land to the side which houses a well to supply water to the property. There is a garden gate which leads to the front door and a pretty garden to either side. There is gated side access. At the back you will find a beautiful garden surrounded by far reaching views across countryside. There is a large patio , a cabin/ home office. a lawn leading to a wild wooded area with a summer house . This garden still offers lots of potential.

COUCL TAX

Band ' B '

LOCATION

The property is located in the village of Stockton and can be found down the end of a county lane. Stockton is a beautiful village set in the sought after Wylve Valley. It has a public house, ' The Carriers Arms' and an 800 year old church of St John The Baptist. It has many walks through open countryside and is an area of outstanding natural beauty. The nearby village of Codford offers a filling station with a Budgens Store and a post office. There are two churches, a doctors surgery, primary school and the popular Woolstore theatre. There is an excellent bus service .Warminster to the west is readily accessible and provides good shopping, schooling and other amenities including a Waitrose store while Salisbury to the east is within easy reach where there is a wide range of educational, recreational, leisure and shopping facilities which combine with a twice weekly market. London is commutable by road via the A303/M3 and by rail via Warminster and Westbury and Paddington and Salisbury.





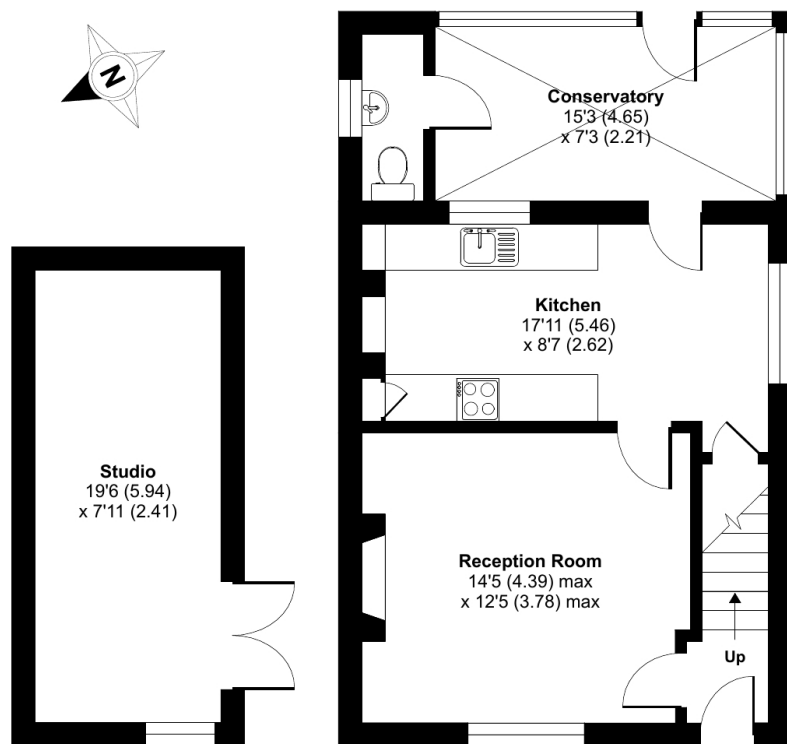
Stockton, Warminster, BA12

Approximate Area = 902 sq ft / 83.8 sq m

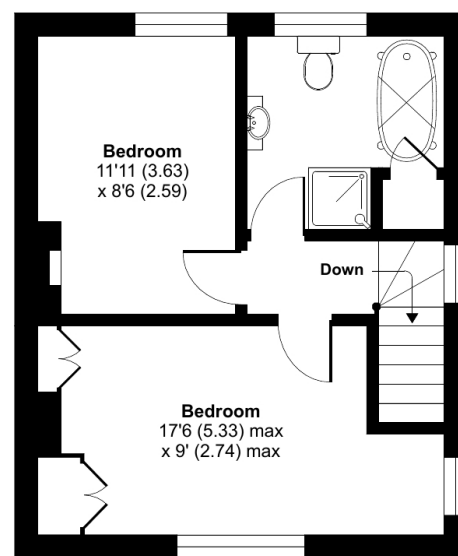
Studio = 156 sq ft / 14.5 sq m

Total = 1058 sq ft / 98.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1272998

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RICS

