



12 Quinton Place, Codford, Warminster  
Wiltshire, BA12 0JU

Guide Price - £695,995

COOPER  
AND  
TANNER







# 12 Quinton Place, Codford, Warminster, Wiltshire, BA12 0JU

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Guide Price - £695,995 Freehold

## Description – (Approx 1826 sq ft)

We are delighted to offer this substantial family residence that is situated in the popular and desirable Quinton Place development in the village of Codford.

This stunning and pleasingly presented five-bedroom village home offers generous accommodation that is arranged over three floors. The home has an elegant Georgian-style with period features and good proportions. The property is situated at the entrance of this exclusive development of contrasting period designed properties.

On the ground floor a generous entrance hall has a staircase to the upper level, and doors giving access to the kitchen / breakfast room having fitted wall, base units and some integrated appliances, a door leads to the utility room with access to outside. The dining room has feature glazed doors to the rear garden, a further glazed double door opens into the formal

and elegant dual aspect living room with feature composite stone fire surround.

On the first floor there are two double bedrooms both with ensuite bathrooms, a single bedroom and family bathroom. On the second floor there are two further bedrooms incorporating attractive lead cheeked dormer windows.

Outside-The property is south facing and situated at the entrance of the development and complemented with far reaching views to the East. A block paved path gives access to the front door with level lawned area to the side. A gate gives access to the pleasing part walled garden that is laid to lawn and incorporates a paved patio area. A block paved drive provides private off street parking and leads to the tandem garage

A generous clad tandem garage with a side door to the garden,

.(VIEWING BY APPOINTMENT ONLY)













## Location

The Wylde Valley village of Codford is extremely well provided and local amenities include Post Office, Manor Farm Vets and village supermarket, garage, village school, doctors surgery, social club and The Woolstore Theatre.

Warminster 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.

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. 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 / Salisbury / Westbury / Paddington /Reading. Junction 18 / M4 is 18 miles (29km) away.



### Local Information

**Local Council:** Wiltshire Council

**Council Tax Band:** G

**Heating:** Gas central heating

**Services:** Private drainage/ Mains Electricity and Water

**Tenure:** Freehold



### Motorway Links

- A303/M3/A361/A350
- M4



### Train Links

- Westbury
- Warminster



### Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA

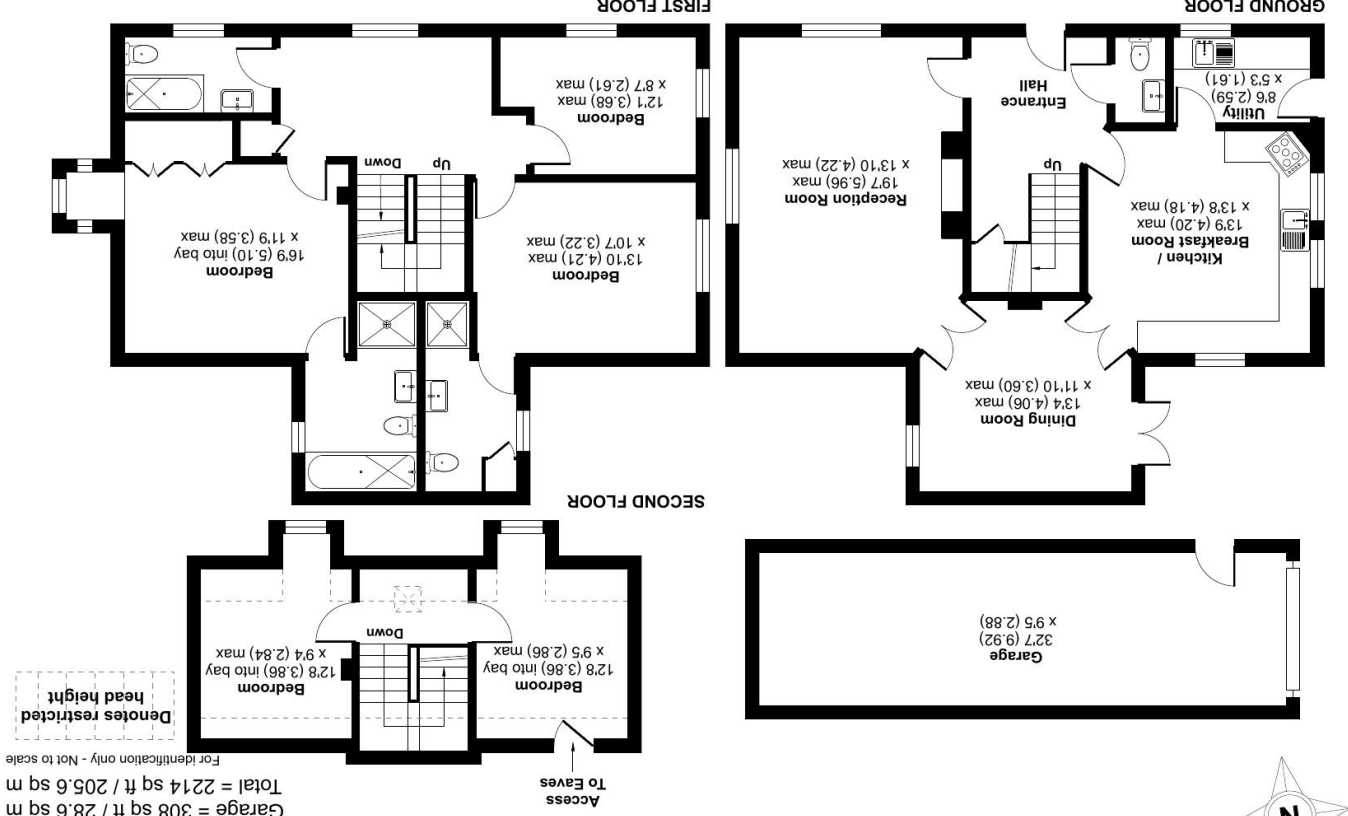


## Quinton Place, Warmminster, BA12

Approximate Area = 1826 sq ft / 169.6 sq m  
Limited Use Area(s) = 80 sq ft / 7.4 sq m  
Garage = 308 sq ft / 28.6 sq m  
Total = 2214 sq ft / 205.6 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). © richcom 2025. Produced for Cooper and Tanner. REF: 1226899

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