

Elm Farm

Chitterne, BA12 0LG

COOPER
AND
TANNER



£695,000 Freehold

Elm Farm is a charming and spacious detached residence that has been significantly upgraded and improved by the present owners. This has included decorating, carpeting, bathroom upgrades and installation of a bespoke kitchen. The home offers substantial living accommodation for the family along with many charming features including fireplaces and oak beams and natural stone tiled flooring. The home has oil central heating.

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DESCRIPTION

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ACCOMMODATION

Main entrance hall with staircase and room for storage, cloakroom WC, sitting room with fireplace, oak beam and wood burning stove, large conservatory, stunning upgraded kitchen with a wide range of units with oak wood tops, space for fridge, oil-fired Aga, beams, natural stone tiled flooring and integrated appliances, dining room with feature fireplace and wood burning stove, large boot room, utility room and office. On the first floor a landing gives access to the four bedrooms, one with en-suite, and a family bathroom.

OUTSIDE

At the front is a garden area with lawn and planting. A path gives access to the front door. At the side is a detached garage and gates opening onto the walled courtyard with central tree. The main garden is a generous size being mainly lawned with stocked borders and herbaceous planting and bushes. Within the garden are outbuildings providing various uses.

GARAGE

Detached with up and over door.

LOCATION

The property is situated in the popular village of Chitterne which has a public house, village hall, church, recreation ground with a cricket pitch and child's play area. The neighbouring village just three miles away has a primary school, doctors surgery, vets, shop and garage. Chitterne is located approximately eight miles away from Warminster which has a wide range of shopping and leisure facilities to include library, sports centre, swimming pool and churches, doctors and dentist surgeries, hospital and post office. Warminster also benefits from a direct main line railway station to London Waterloo. The A303 just eight miles away provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and safari park, Centre Parcs, Shearwater lake, Stourhead house and gardens, Stonehenge and the cathedral city of Salisbury.





Elm Farm, Chitterne, Warminster, BA12

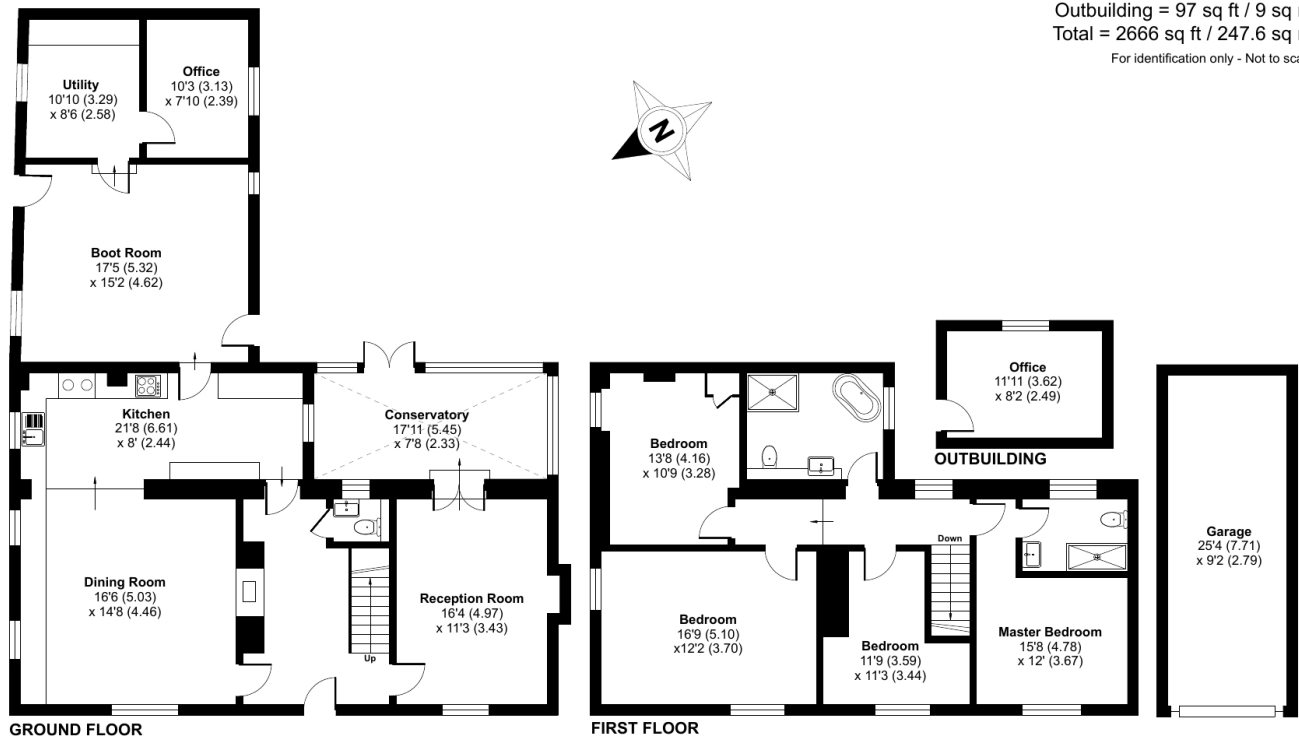
Approximate Area = 2337 sq ft / 217.1 sq m

Garage = 232 sq ft / 21.5 sq m

Outbuilding = 97 sq ft / 9 sq m

Total = 2666 sq ft / 247.6 sq m

For identification only - Not to scale



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: 1295919

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