

# Chitterne Road

Codford, BA12 0PG

COOPER  
AND  
TANNER



## £495,000 Freehold

This double fronted three bedroom character cottage is beautifully presented and has been refurbished throughout by its current owners. It is situated in the popular Wylfe Valley village of Codford. The property offers a wealth of charm and boasts good sized living accommodation throughout, providing a perfect Family home. It benefits from a homely Sitting Room with a newly fitted wood burner and the owners have invested in a air source heat pump to reduce costs. In addition there is private easily maintained garden and parking at the front of the property.



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### DESCRIPTION

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### OUTSIDE

At the front of the property there are graveled areas to either side with attractive planters and a blocked paved area. There is parking for two cars. A side gate leads to the garden at the side with a newly fitted workshop with a canopy to the side for storing logs. In turn this leads round to the rear garden which is totally private and there is a graveled area for seating, a paved circle with an attractive raised circular brick feature in the middle. There are brick borders with established trees and plants. There is an old refurbished brick shed useful for storage.

### COUNCIL TAX

Band ' D '

### LOCATION

The Wylfe 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.



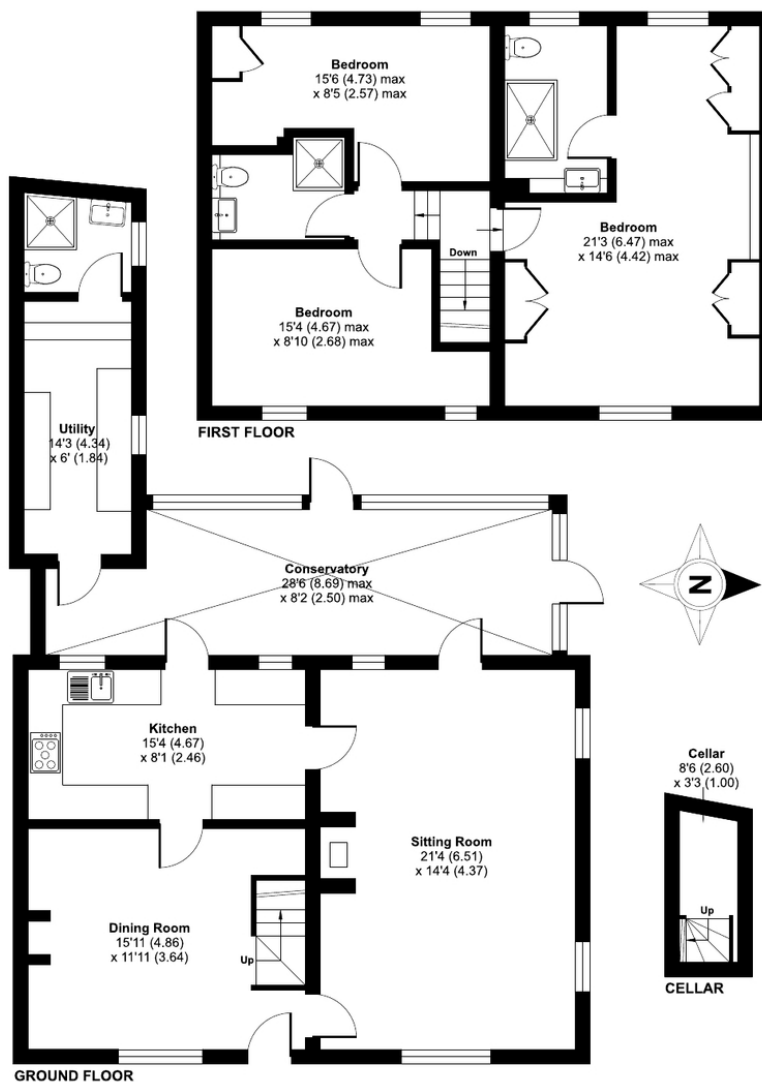




## Chitterne Road, Codford, Warminster, BA12

Approximate Area = 1707 sq ft / 158.5 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). © nrichcom 2025. Produced for Cooper and Tanner. REF: 1343725

### WARMINSTER OFFICE

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