

High Street

Codford , BA12 0NB

COOPER
AND
TANNER



£450,000 Freehold

An opportunity to purchase a timber framed detached family home set within a good size plot of approximately 0.5 acre in the sought after village of Codford. There is currently planning permission in place for the property to be demolished and a new, three storey, four bedroom detached family home with double garage and detached workshop. Planning number 19/10782/FUL

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 4  3  2 EPC F

£450,000 Freehold

DESCRIPTION

An opportunity to purchase a timber framed detached family home set within a good size plot of approximately 0.5 acre in the sought after village of Codford. There is currently planning permission in place for the property to be demolished and a new, 3800 sq foot, three storey, four bedroom detached family home with double garage and detached workshop. The new property to be built will offer an open plan kitchen/dining/living space opening out onto a paved terrace, a snug, study, entrance lobby leading into the hallway with a turning staircase rising to the first floor, utility room and a pantry. To the first floor there will be the main bedroom with views over the garden and a dressing room and en-suite shower room, landing with turning staircase rising to the second floor, three further double bedrooms and a family bathroom. There are two large attic spaces on the second floor which could be used as further accommodation should you wish with a plant room and store.

OUTSIDE

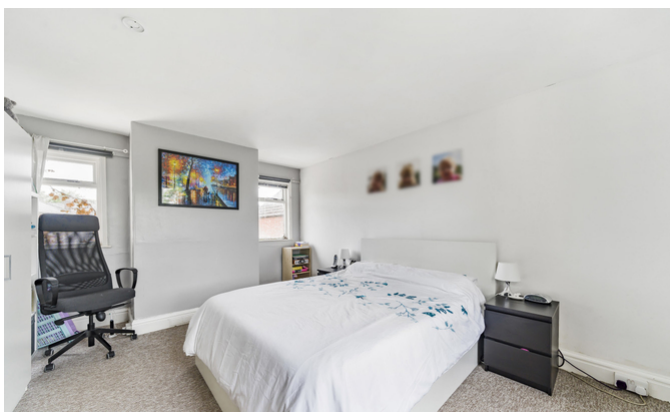
The property is approached over a gravelled driveway leading to the garage and parking area. The mature gardens to the rear are predominantly laid to lawn with a wide selection of mature trees, plants and shrubs. There is also permission for a detached workshop, wc and garden room to be erected within the garden which would make an ideal home office or potential annex.

LOCATION

The Wylde 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.

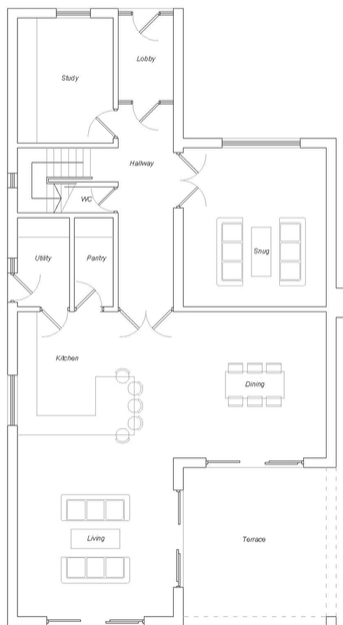
COUNCIL TAX BAND

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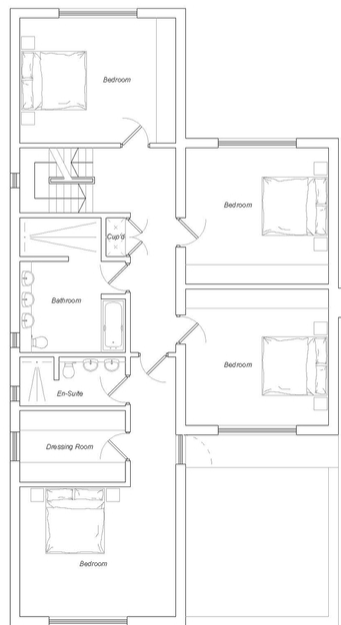




scale 1:100
 0 2m 4m 6m



Ground Floor Plan
As Proposed



First Floor Plan
As Proposed

NO	DESCRIPTION	DATE	BY
1	Prep	10/10/18	MB
2	Revisions	10/10/18	MB
3	Client notes	10/10/18	MB
4	Revisions	10/10/18	MB

Planning

BUILD ARCHITECTS
 31 The Beeches
 Wotton Bassett
 Wokingham RG40 3AA

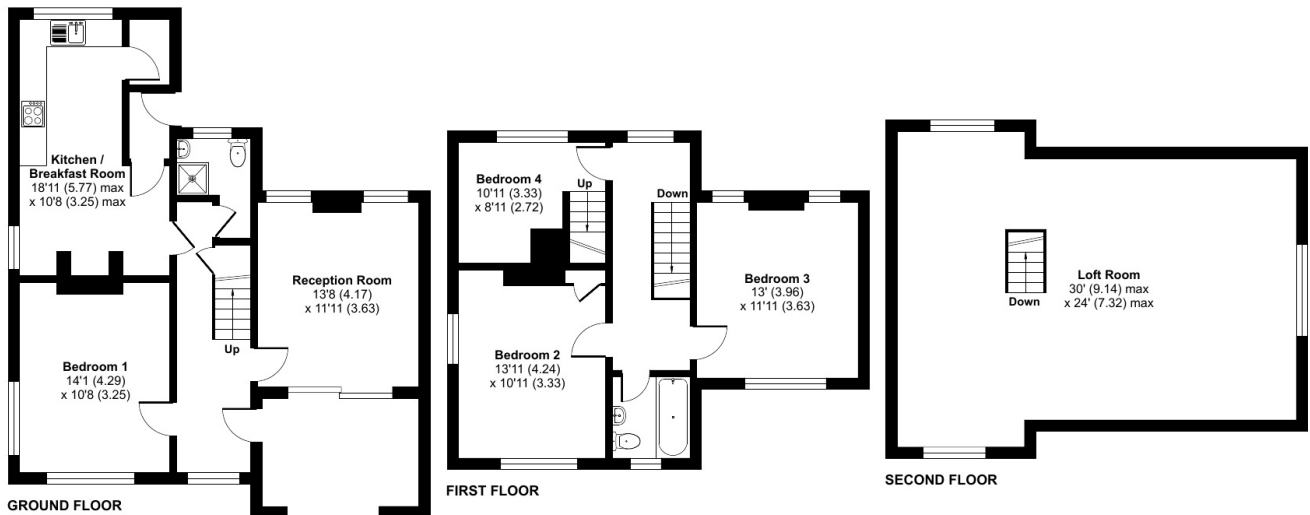
MB & MB Architects
 Replacement Dwelling
 Westwood, High Street
 Colford BA12 0NE

HOUSE - Plans - Option C
 An Approved Plan

Codford, Warminster, BA12

Approximate Area = 1857 sq ft / 172.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2023. Produced for Cooper and Tanner. REF: 1005219

WARMINSTER OFFICE

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TANNER**

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