



**Ringbourne, Longhedge, Corsley,
Warminster, Wiltshire, BA12 7QZ**

Guide Price £795,000 Freehold

**COOPER
AND
TANNER**



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 3  2  2 EPC F

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Description

Cooper and Tanner are pleased to bring to the open market this delightful and extended detached cottage that enjoys a popular village location known for its outstanding and natural beauty in the Cranborne Chase area of Wiltshire. The accommodation comprises a split-level hallway, lounge with fireplace, living room with fireplace, wood panelled ceiling and part stone walling, kitchen / dining room with wood panelled wall and base units, utility room with door to outside, three bedrooms, dressing area and en-suite, family bathroom. There is limitless potential to further improve, enhance and extend this wonderful residence.

The home is approached via a long driveway that leads to the ample parking area and garaging. At the side of the home is a large garden area that incorporates an orchard of fruit trees and mainly lawned areas. The substantial rear garden is mainly laid to lawn and gives access to the lower patio and pond. A pathway leads to

the private Woodland / copse. The home and gardens are screened by hedging.

Viewing comes highly recommended to realise the full charm of this substantial village residence.

(BY APPOINTMENT ONLY)









Location

The village of Corsley is a very popular village which has three public houses, sports field, tennis courts, reading room and village church. The village lies between Frome and Warminster. Corsley comprises a scattering of rural hamlets, situated around historic Cley Hill with the Longleat Estate nearby. The village is set near to the Somerset and Wiltshire border, and is within commuting distance of Bath, Bristol and Salisbury. There is a main line connection to London (Paddington) from Westbury station (approx. 5 miles). Private Schools are to be found in Warminster, Bath and Salisbury.

Warmminster Train Station has connections to Bath/ Bristol / Bradford on Avon / Westbury/ Paddington

/Reading. Junction 18 / M4 is 18 miles (29km) 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. Bristol Airport which is 30 miles (48 km) west.

Bath and Salisbury are about 20 miles away. The A303 is about 10 miles to the south.



Local Information

Local Council: Wiltshire Council

Council Tax Band: F

Heating: Oil c/h

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

Longhedge, BA12

Approximate Area = 1683 sq ft / 156.3 sq m
 Garage = 330 sq ft / 30.6 sq m
 Total = 2013 sq ft / 187 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). © richcom 2024. Produced for Cooper and Tanner. REF: 1075295

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