

Elm Farm

Chitterne, BA12 0LG

COOPER
AND
TANNER



£675,000 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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EPC E

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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.

The present owners have converted the former wash house/storage room and workshop into a large and practical boot room, utility room and office as part of the internal house.

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.

Outbuildings include a double garage, formerly the creamery, with gates opening onto the walled courtyard with central tree and circular parking area adjacent to the former stable. At the rear of the house there is a further office outbuilding.

The main garden is a generous size being mainly lawned with stocked borders and herbaceous planting and bushes.

GARAGE

Detached double garage (with post-box) with up and over door. This was formerly the creamery.

LOCATION

The property is situated in the centre of Chitterne, a desirable village location with direct views over the village recreation ground with a cricket pitch and child's play area.

Chitterne has a very welcoming and friendly community including the newly opened community run village pub 'The Kings Head'. It also has a village hall and church.

The village is involved with and hosts a calendar of local events including a bonfire and fireworks display, monthly breakfast club and Imber Bus Day. Living in Chitterne offers a variety of walking, hiking and cycling routes directly onto Salisbury Plain and the beautiful surrounding countryside including the Imber Range Perimeter Path.

The neighbouring village of Codford is just three miles away and has a primary school, doctors surgery, vets, shop and garage.

Chitterne is located approximately eight miles away from Warminster which 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. The Cathedral City of Salisbury is some fifteen miles to the south with its further good facilities including a main line railway station.

Warminster 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. Local attractions include Longleat House and safari park, Centre Parcs, Shearwater Lake, Stourhead house and gardens and Stonehenge.





Elm Farm, Chitterne, Warminster, BA12

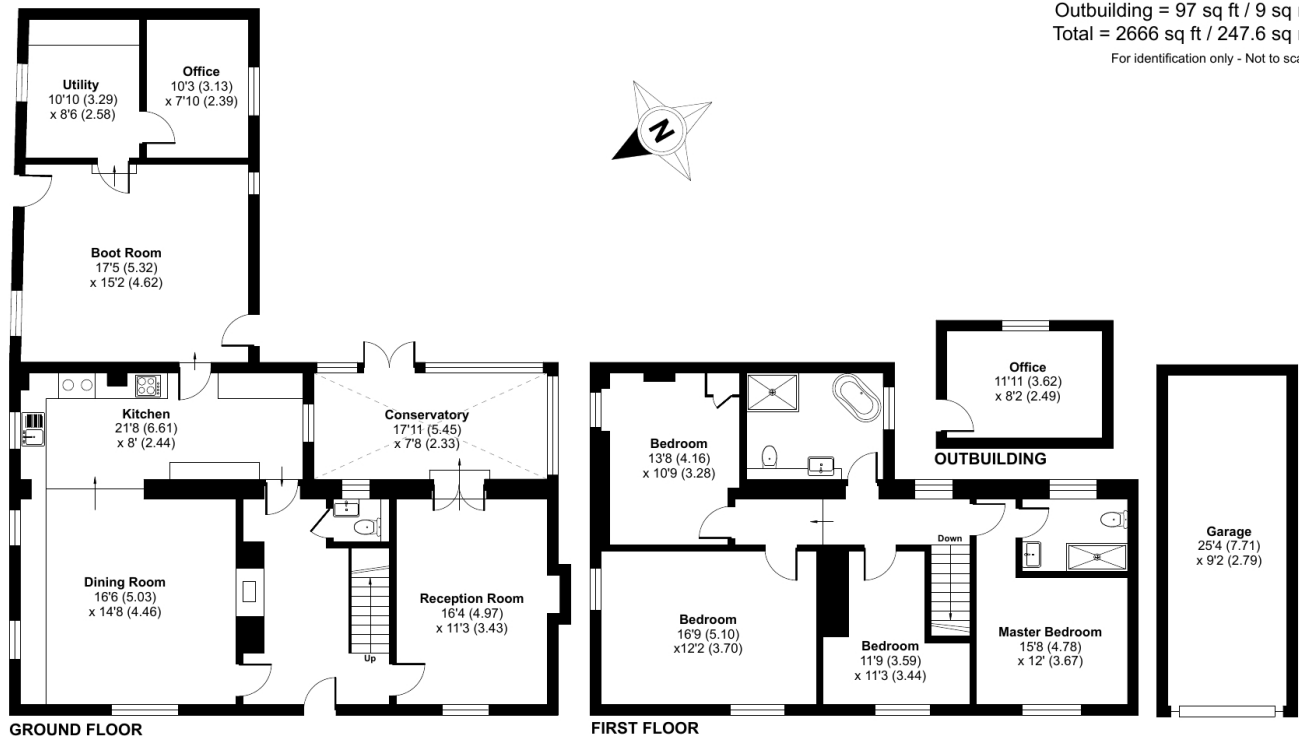
Approximate Area = 2337 sq ft / 217.1 sq m

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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