



A handsome, Georgian style house

1 Wool House Gardens, Codford, Warminster, Wiltshire, BA12 OPS

Freehold



Accommodation: Entrance Hall • Sitting Room
Kitchen/Breakfast Room • Conservatory • Study
Cloakroom • Principal Bedroom with en suite Shower
Room • Three further Bedrooms • Family Bathroom
Double Garage • Garden

Description

Constructed in 1996 in the Georgian style, 1 Wool House Gardens is a beautifully maintained, well proportioned property, situated in a sheltered corner plot down a quiet, private road. Entry is via the wood panelled front door, with a lead roof canopy, into the galleried entrance hall. Glazed double doors open into the kitchen/breakfast room, with free-standing solid beech cupboards and worktops, ceramic sink and 6-burner range cooker. The south facing conservatory has doors leading out onto the garden, as does the double aspect sitting room, with fireplace. A study and a cloakroom complete the ground floor.

Upstairs, the galleried landing leads to a south facing principal bedroom with en suite shower room and three further bedrooms and a family bathroom.

Outside

The house is approached through wrought iron gates, via a tarmac driveway that leads up to the detached double garage. The front garden has a circular lawn, bordered with box hedging, herbaceous beds and a rose garden. A raised terrace is positioned to catch the afternoon and evening sun. The south facing rear garden is mostly laid to lawn, with fully

stocked herbaceous borders, beech hedging to the southern boundary and a terrace area under a pergola, covered with climbing wisteria and variegated ivy. There are two large wooden sheds positioned behind the garages.

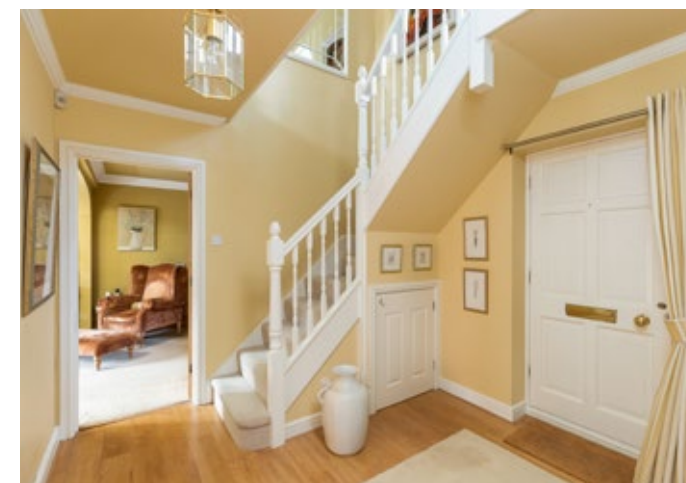
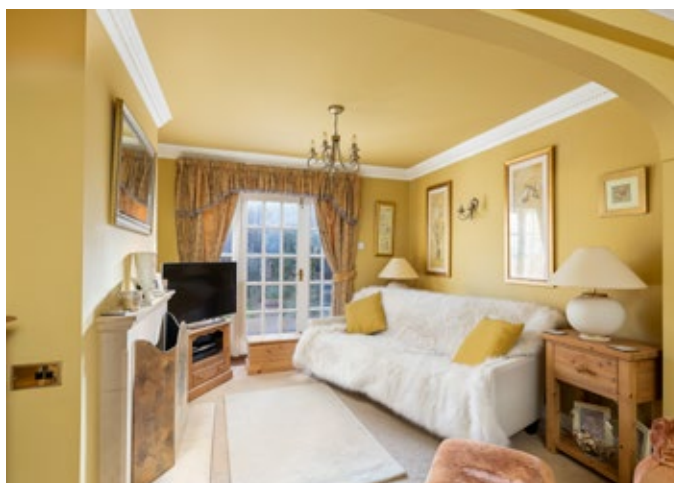
Situation and Amenities

Codford is a very sought-after village with a strong community spirit. It boasts an active village hall and a large range of amenities, including a shop, primary school, petrol station, pub, 2 churches, doctors surgery, Woolstore Theatre and a social club.

The picturesque Wylde Valley offers a range of rural pursuits, such as walking, cycling, riding and fishing. Racing is at Wincanton, Bath and Salisbury. Golf can be enjoyed at Rushmore, South Wilts and Orchardleigh, to name but a few.

Warminster lies 7 miles to the north east, offering a comprehensive range of amenities, including a Waitrose supermarket. The Cathedral City of Salisbury is to be found 14 miles east and Bath 25 miles west, both of which offer a greater variety of entertainment and cultural opportunities.

This area has become particularly sought after because of the exceptional number of good schools at all





levels, including Warminster School, Sherborne, Marlborough, Dauntseys, Port Regis and Bryanston, as well as grammar and private schools in both Salisbury and Bath.

Communications are excellent, with the A303/M3 providing access to London and the West Country. Mainline rail services run from Westbury to London Paddington (journey time 80 minutes) and from both Salisbury and Warminster to London Waterloo (journey time 90 minutes and 103 minutes respectively).

Directions - BA12 OPS

From Salisbury take the A36 through Wilton, along the Wylde Valley towards Warminster. You will pass over the A303 and after approximately 3 more miles, turn right into Codford. Continue along the High Street until you pass a sign to the Village Hall and Social Centre on your left, take the next left turning into Wool House Gardens and No.1 is the second property on the right hand side.

Tenure

Freehold.

Local Authority

Wiltshire Council - 01722 336272

Outgoings

The property is subject to Council Tax Band G.

Fixtures and Fittings

Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

Services

Mains water. Private drainage (sewerage treatment works). LPG gas central heating (sunken tank in back garden with an automated refill system).

Viewing

Strictly by appointment with Savills.

1 Wool House Gardens, Codford BA12 0PS

Gross internal area (approx)

Main House 143 sq m/1,535 sq ft

Garage 31 sq m/333 sq ft

Total Area 174 sq m/1,868 sq ft



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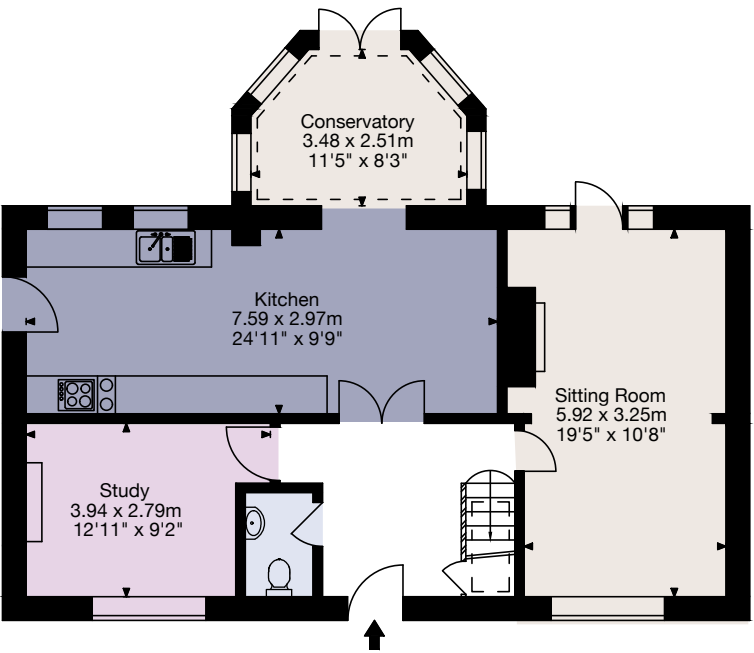
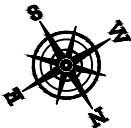
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Matt Orchard

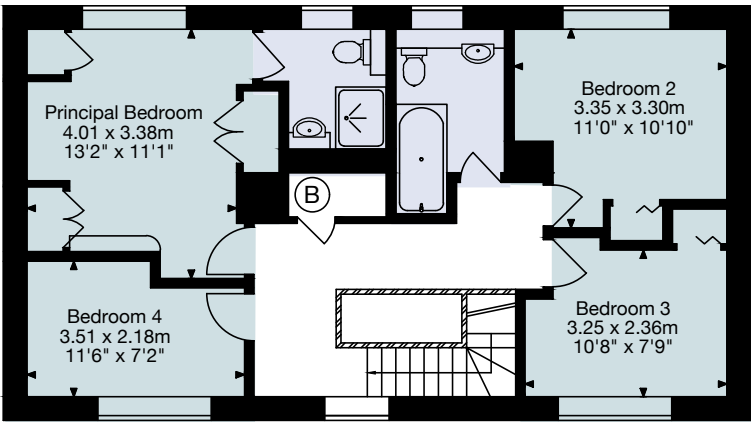
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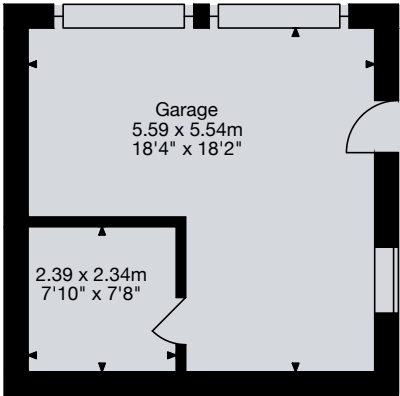
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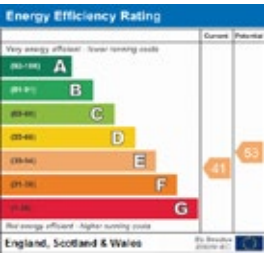
Ground Floor



First Floor



Garage



For identification only. Not to scale. © 08032021

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