



## 36 STOCKTON, WARMINSTER, WILTSHIRE BA12 0SQ

A two bedroom thatched, end of terrace cottage with a large garden, centrally situated in the delightful Wylie Valley village of Stockton.

### Description

The accommodation at 36 Stockton is arranged over two floors and allows for versatility on how it can be enjoyed. The front door leads in to the light, dual aspect kitchen complete with ample worktop space, stainless steel sink and electric Indesit hob and cooker. The bathroom leads off the kitchen and a store room is located beyond.

The dining room is accessed from the kitchen and is complete with a fireplace, terracotta floor tiles, and leads through to the sitting room. The light and airy sitting room has a fireplace and a door to the garden.

On the first floor the landing leads to the first double bedroom with a large airing cupboard and sink, adjacent, there is a further double bedroom. The large garden is currently laid to lawn with a benefit of an outbuilding/storage area adjacent to the property.

### Situation

The property occupies a delightful location in the centre of the village which is one of the most attractive in the Wylie Valley.

Stockton has a public house, The Carriers Arms and an 800 year old church (St John The Baptist) and is surrounded by many unspoilt country walks in the north east Dorset and south west Wiltshire Area of Outstanding Natural Beauty.

In nearby Codford there are two churches, a school, doctors surgery, public house and filling station which also has a Budgens convenience store and post office. Warminster to the west is readily accessible and provides good shopping, schooling and other amenities including a Waitrose store while Salisbury to the east is within easy reach where there is a wide range of educational, recreational, leisure and shopping facilities which combine with a twice weekly market.

London is commutable by road via the A303/M3 and by rail via Warminster and Westbury into Paddington and Salisbury into Waterloo. The region is served by a good local road network with a number of nearby centres being within comfortable driving distance.



### Salisbury

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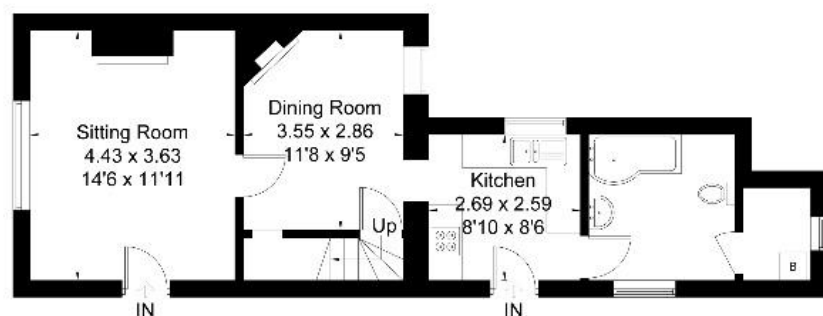
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## 36 Stockton, Warminster

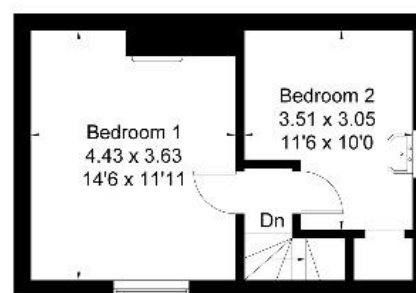
Gross Internal Area (approx) = 79 sq m / 850 sq ft

For identification only. Not to scale.

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Ground Floor



First Floor

### Directions

From Salisbury, take the A36 Warminster Road. Take the junction with the A303 at Wylde and keep in the left hand lane into Wylde village. Continue through Wylde past the Bell Inn public house and follow the road bearing round to the right. Leave the village and continue under the A303, through Bapton and into Stockton. The cottage will be found on the right hand side denoted by our for sale board.

### Tenure

Freehold

### Council Tax Band

Band D.

### Services

Mains electricity. Private drainage and water. Oil fired central heating.

### Fixtures and Fittings

Items regarded as fixtures and fittings, whether mentioned in the particulars or not are initially excluded from the sale although certain items are available by separate negotiation.

### Viewings

Strictly by appointment by Savills

### Agents Note

We wish to inform prospective buyers of this property that one of the sellers is an employee of Savills.

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