



A Georgian style family home

9 Quinton Place, Codford BA12 0JU

Freehold



Accommodation: Entrance Hall • Sitting/Dining Room • Kitchen • Study • Utility Room • Cloakroom • Principal Bedroom with en suite Bathroom • Four further double Bedrooms, one with en suite Shower Room • Family Bathroom

Description

A substantial family home built in 2005. In the Georgian style, with clay tiled roof, it offers 1942 sqft of accommodation over three floors. The central entrance hall offers access to the large sitting/dining room, with stone fireplace and double doors onto the garden. The kitchen/breakfast room has a range of fitted cupboards, double oven, hob, sink and double doors into the garden. The utility room, also with sink and range of cupboards has a half-glazed door to the garden. A study and cloakroom complete the ground floor. Stairs from the entrance hall lead up to a spacious landing, off which lies the principal bedroom, with fitted wardrobes and en suite bathroom and also two further double bedrooms, one with an en suite shower room. The top floor has two double bedrooms and a family bathroom.

Outside

The house, enjoying a peaceful position in the village, is approached via a herringbone brick and gravel driveway, that also leads down to the single garage with pitched, clay tiled roof. There is a small front garden, mostly laid to lawn, with lavender beds along the southern elevation of the house.

The rear garden is sheltered, private and laid mostly to lawn, with a terrace running along the back of the house. It has a selection of shrubs and young trees, but also offers huge potential to create something new.

Situation

Codford is a very popular 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

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 and, just before St Peters Church, turn right into Green Lane. The turning into Quinton Place will be found shortly after, on the left 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 and electricity, drainage is privately managed by Quinton Place Management Company. Shared LPG tank for gas central heating.

Viewing

Strictly by appointment with Savills.

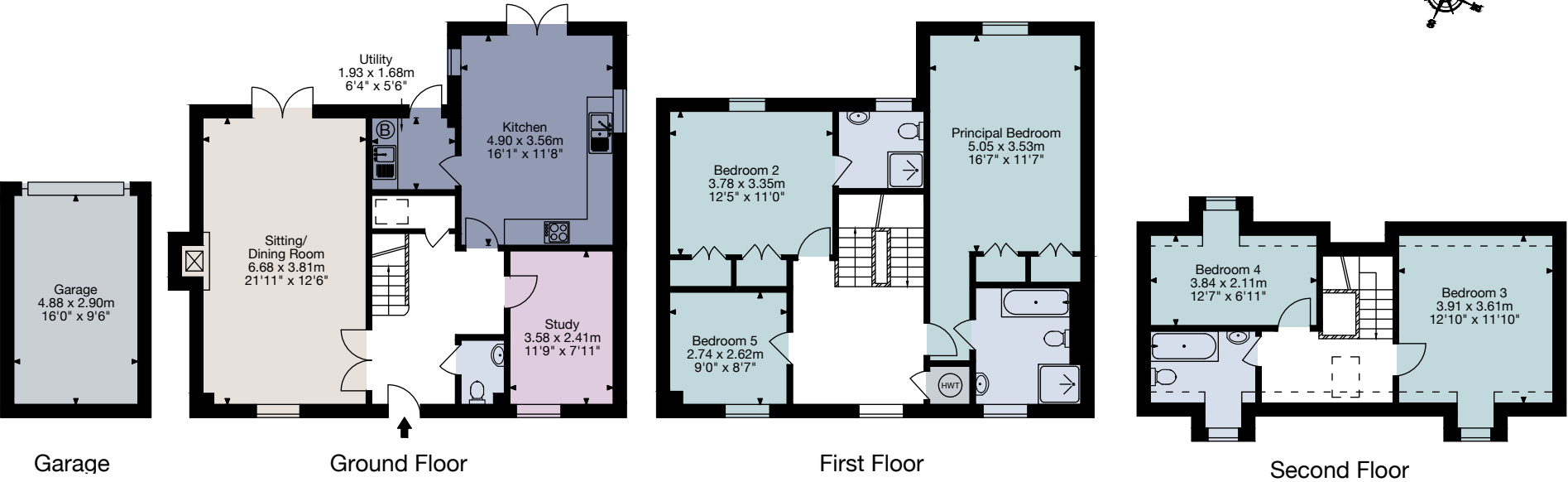
9 Quinton Place, Codford BA12 0JU
Gross internal area (approx)
Main House 180 sq m/1,942 sq ft
Garage 14 sq m/152 sq ft
Total Area 194 sq m/2,094 sq ft

 [onTheMarket.com](https://www.onthemarket.com)

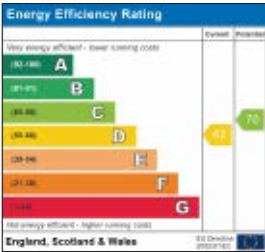
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