The Old Rectory
Brixton Deverill, Warminster

Strutt & Parker

Land and property. Since 1885.

4,507 sq ft (419 sq m) | Freehold
5 reception rooms | 5 bedrooms | 3 bathrooms
Garage | Gardens | Outbuildings | About 2.71 acres

Guide price £1,650,000

A handsome Grade II listed period house with a wealth of characterful accommodation, a self-contained annexe, stabling and extensive grounds, in a picturesque Wiltshire setting

The Old Rectory is an impressive country house, extending to over 4,500 sq ft of characterful accommodation, set within a peaceful and idyllic location approximately four miles south of Warminster. Dating from the 17th century and substantially rebuilt in the mid-19th century, the property displays handsome stone elevations, while the interior retains a wealth of period features, including sash windows, original fireplaces and fine detailing throughout.

The ground floor is centred around a welcoming entrance hall with mosaic tiled flooring, leading to four principal reception rooms. These comprise a comfortable sitting room with fireplace and bay window overlooking the front gardens, a formal dining room, a study ideal for home working, and a playroom. The playroom opens via double doors to a bright conservatory with panoramic glazing and French doors to the gardens. The kitchen, designed and made by David Craigie, is well-appointed with modern units and integrated appliances, complemented by a boot room and utility room. In addition, there is an attached self-contained annexe, which was the original 'school room', providing a kitchen, a generous studio-style bedroom and sitting area with arched leaded windows and vaulted ceiling, and a shower room. This space has also been used for parties and it could also be a studio space.

On the first floor, the main house offers four well-proportioned double bedrooms, including a principal bedroom with dressing room and en suite bathroom. Two further bedrooms retain washbasins, and there is also a family bathroom. On the second floor are two rooms that could be turned into two bedrooms or a bedroom and a bathroom.

The gardens and grounds are a particular feature, comprising rolling lawns, meadowland and a variety of mature specimen trees, with extensive grazing pasture beyond, well suited to livestock. A substantial stone-built outbuilding provides garaging, storage and stabling, while additional parking is available within the gravelled courtyard.

The Old Rectory, Brixton Deverill, Warminster, BA12 7EL

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Total Area (1.10 ha / 2.71 ac)

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Location

The property occupies a peaceful position in the small village of Brixton Deverill, approximately four miles from Warminster. The village has a parish church, while nearby Crockerton offers a pub and primary school. Warminster provides a comprehensive range of amenities, including a Waitrose, doctors' and dentists' surgeries, a library, golf course and the Athenaeum Theatre. The area is well regarded for schooling, with a strong selection of independent and grammar schools nearby, including Warminster School, Dauntsey's, Bryanston and Port Regis, together with grammar schools in Salisbury such as South Wilts Grammar School and Bishop Wordsworth's School. Transport connections are excellent. Warminster railway station offers services to Salisbury and Westbury, with onward links to London Waterloo and Paddington, while the A350 and A303 provide access to Bath, Salisbury and London

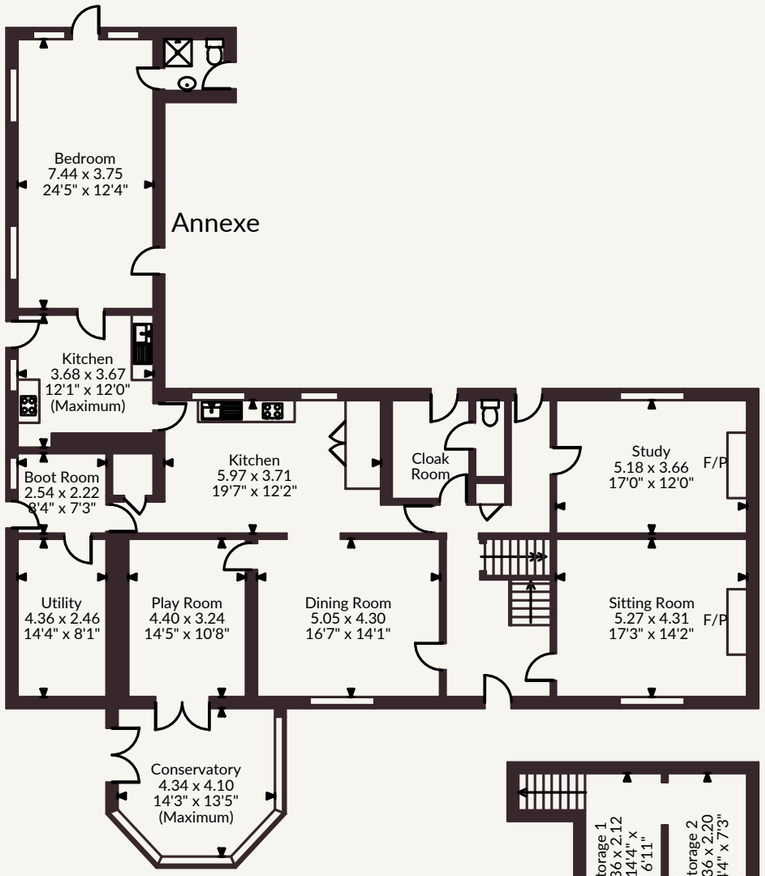
Postcode region: BA12.

General

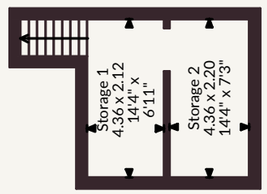
Loal authority: Wiltshire Council
Services: Mains electricity and water. Gas fired central heating. Private drainage which we understand is compliant with current regulations
Council Tax: Band G
EPC rating: G
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

The Old Rectory Brixton Deverill, Warminster

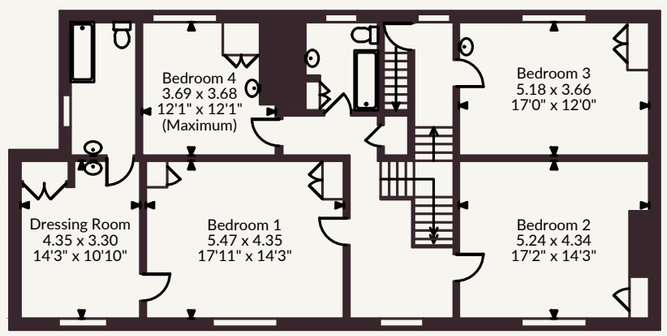
Main House internal area 4,034 sq ft (375 sq m)
Annexe internal area 473 sq ft (44 sq m)
Outbuilding internal area 1,248 sq ft (116 sq m)
Total internal area 5,755 sq ft (535 sq m)



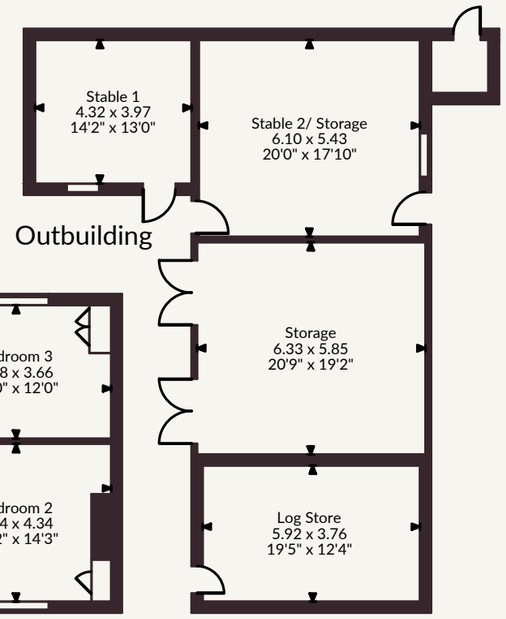
Ground Floor

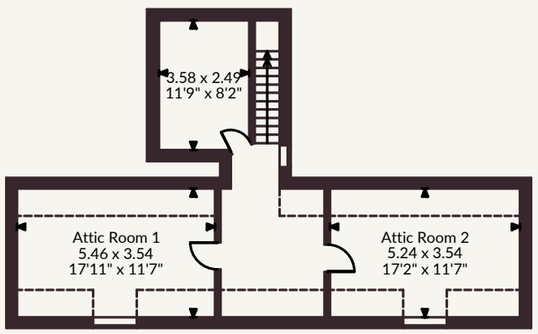


Basement



First Floor





Second Floor

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The position & size of doors, windows, appliances and other features are approximate only.

⊏⊐⊐⊐ Denotes restricted head height

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