



5 Burymead, Codford, Wiltshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

5 Burymead, Codford, Warminster, Wiltshire BA12 0NU

A spacious detached 4-bedroom family home with generous mature garden in the heart of the village

A36 0.5 miles, A303 3.9 miles, Warminster Station 7.2 miles (London Waterloo via Salisbury 2 hours 6 mins), Salisbury 14.6 miles, Bath 27.1 miles, Bournemouth 41.6 miles

Entrance hall | Sitting room | Conservatory
Study | Kitchen/dining area | Utility | Cloakroom
Principal bedroom with en suite shower room
3 Further bedrooms | Family bathroom | Garden
Garage | EPC Rating D

The property

5 Burymead is an attractive detached family property set in a quiet cul-de-sac and offering over 1,700 sq. ft. of versatile accommodation arranged across two light-filled floors.

The welcoming entrance hall with its stairway to the first floor opens to a useful cloakroom and a front-facing study with French doors to a gravelled terrace. The accommodation flows into the expansive dual aspect sitting room with its feature fireplace and wide sliding glazed doors opening to the rear paved terrace and garden.

The sociable open-plan kitchen and dining area, with glazed sliding doors opens to the large conservatory, with its panoramic garden views. The kitchen comprises a range of stylish neutral curved cabinetry with wooden worksurfaces, an island\breakfast bar, a range of modern integrated appliances and a pantry cupboard. From here the utility room is accessed which in turn opens to the generous attached garage.

The first-floor landing branches off onto four well-proportioned and bright bedrooms with a variety of fitted wardrobes and tranquil elevated aspects and some far reaching views. The rooms are well-served by a family bathroom, with the larger principal room benefitting from the use of an en suite shower room.

Outside

The property is approached via a evergreen hedge-lined tarmac driveway to its integrated garage. There is a large formal lawned front garden with tall silver birch trees and shrub borders. A five-bar gate opens to a small enclosed gravelled terrace beside the home, with a paved pathway to the main entrance. The well-sized enclosed rear garden features a paved terrace beside the home, with a wealth of well-stocked, colourful herbaceous borders, hedging and trees throughout. Stone steps rise to the main lawn, with a tucked-away sun terrace to the rear.

Location

The thriving rural community of Codford in the Wylve Valley offers a variety of outdoor pursuits and ample amenities, including a doctor's surgery, Post Office, petrol station with shop and garage, school, churches and a theatre.

Nearby Warminster provides further facilities, including diverse shops, a Waitrose supermarket, restaurants, schools, a library, sports centre, art theatre, town park and a railway station with London links.

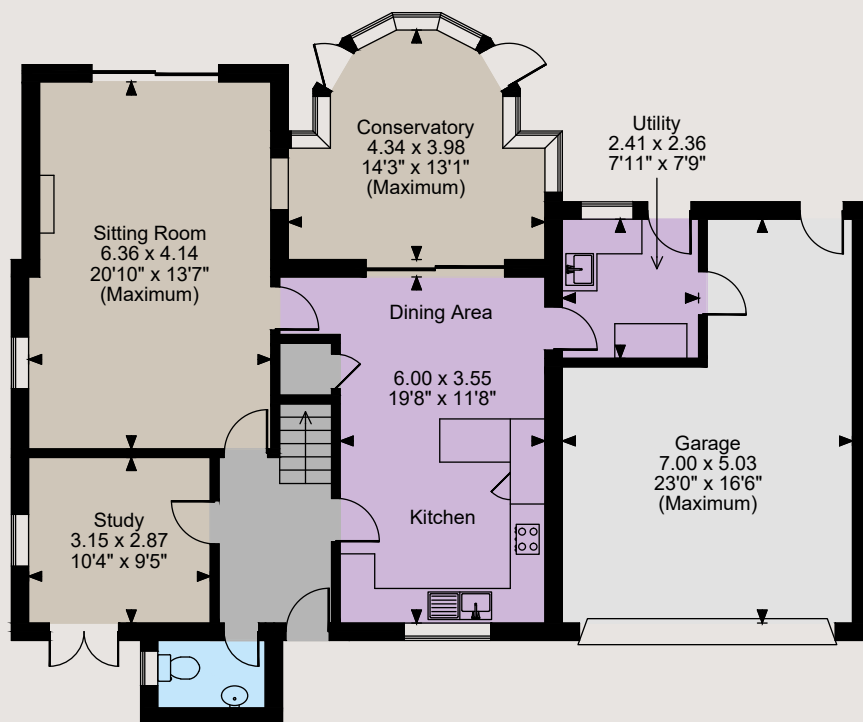
Salisbury and Bath are within easy reach and offer an even further range of amenities and points of interest, with the nearby A36 and A303 providing convenient road connections. Well-regarded schools nearby include Bishopstrow College, Warminster, Springmead, Dauntsey's, Port Regis and King's.

There are airports at Bristol, Bournemouth and Southampton.

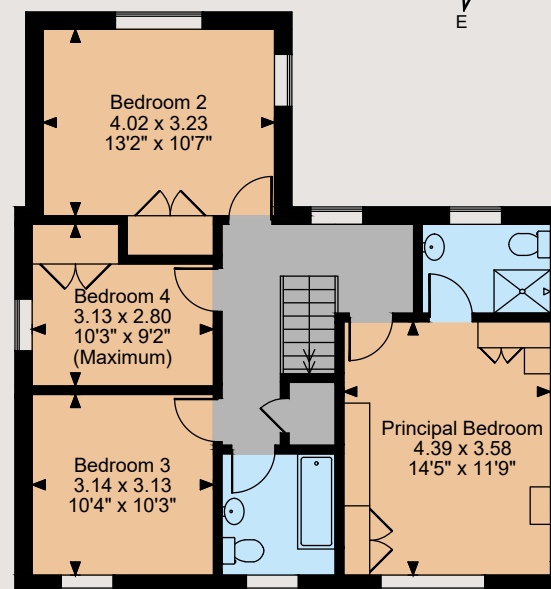




Floorplans
House internal area 1,724 sq ft (160 sq m)
Garage internal area 310 sq ft (29 sq m)
Total internal area 2,034 sq ft (189 sq m)
For identification purposes only.

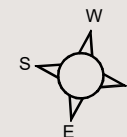


Ground Floor



First Floor

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

From Strutt & Parker's Salisbury office, take the A36 heading north east and proceed for 14.8 miles before turning right onto the High Street. Turn left onto Green Lane and shortly turn left and then right onto Burymead, where the property will be on the right.

General

Local Authority: Wiltshire Council - 0300 46 0100

Services: Mains electricity. Private drainage. Oil fired central heating. Cavity wall insulation. We understand that the private drainage at this property does comply with the relevant regulations.

Council Tax: Band E

Tenure: Freehold

Guide Price: £575,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Salisbury

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