



Elm Farm
Chitterne, Warminster, Wiltshire



A spacious detached Grade II listed period property located in a sought-after Wylve Valley village

A beautifully-presented and fully refurbished double fronted family home, which offers over 2,300 sqft of living space and combines modern fixtures and fittings with many period features. Elm Farm is located in the heart of the popular village of Chitterne and just 8 miles from the major town of Warminster, which has a mainline station offering regular services to London Waterloo in around two hours.



4 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



TANDEM GARAGE



GARDEN



FREEHOLD



VILLAGE



2,337 SQ FT



**GUIDE PRICE
£660,000**



The property

Dating from the early 19th century, Elm Farm is an attractive double-fronted stucco property offering 2,337 sq ft of light-filled, flexible accommodation arranged in an L shape over two floors. Designed to provide a practical and cohesive living and entertaining environment, it sensitively combines modern amenities and quality fixtures and fittings including contemporary sanitaryware with period features including sash glazing and some exposed beams.

The accommodation flows from a spacious yet welcoming reception hall with a useful cloakroom and stairs rising to the first floor. It is flanked on one side by a front aspect sitting room with a woodburning stove and double doors opening to steps up to a dual aspect conservatory with tiled flooring, an angled glazed roof and large picture glazing incorporating French doors to the rear garden. On the other side of the reception hall, the dual aspect dining room has tiled flooring, a fireplace with woodburning stove and bressummer beam over, a range of bespoke wall and

base units, complementary wooden work surfaces and splashbacks and space for a good-sized table. It opens into a kitchen, also accessible from the reception hall, with a continuation of the tiled flooring, wall and base units, work surfaces and splashbacks, together with an Aga and modern integrated appliances. A door from the kitchen opens into a large boot room with rear garden access, suitable for a variety of uses including as a further reception room, if required. It has tiled flooring, an exposed brick wall and a door to a fitted utility room with an inter-connecting study overlooking the rear garden.

A split-level first floor landing gives access to a principal bedroom with an en suite shower room, three further double bedrooms and a family bathroom with freestanding bath and separate shower.







Outside

Set behind low-level walling, the property is approached over a tarmac side driveway giving access to a 25ft tandem garage and leading past the house to a tarmac parking area with turning circle. The well-maintained part-walled garden to the rear is laid mainly to level lawn bordered by mature shrub beds and specimen trees. It features a garden office and a terrace accessible from the conservatory, ideal for entertaining and al fresco dining.

Location

The Wylde Valley village of Chitterne has a church, village hall, pub, and recreation ground with cricket pitch and children's playground. Nearby Codford has a church, village hall, independent shopping, a mini supermarket, tearoom, GP and veterinary surgeries, garage, petrol station, theatre, sports social club and primary school. More extensive amenities can be found in Warminster town centre, which offers independent shopping and a Waitrose supermarket, and in the market town of Frome which has a cinema, two theatres and independent shops.

The cathedral cities of Salisbury and Bath both offer extensive shopping, leisure and cultural amenities. Transportation links are excellent: the A303 links to the M3, M25, London and the West Country, and Warminster station (8.3 miles) offers regular services to central London.



Distances

- Codford 3 miles
- Shrewton 5.1 miles
- Warminster 8.1 miles
- Frome 15.4 miles
- Salisbury 16.6 miles

Nearby Stations

- Warminster
- Salisbury

Key Locations

- Stonehenge
- Salisbury Plain
- Longleat Safari Park
- Langford Lakes
- Old Sarum
- Salisbury Cathedral
- Ludgershall Castle
- Boscombe Down Aviation Collection

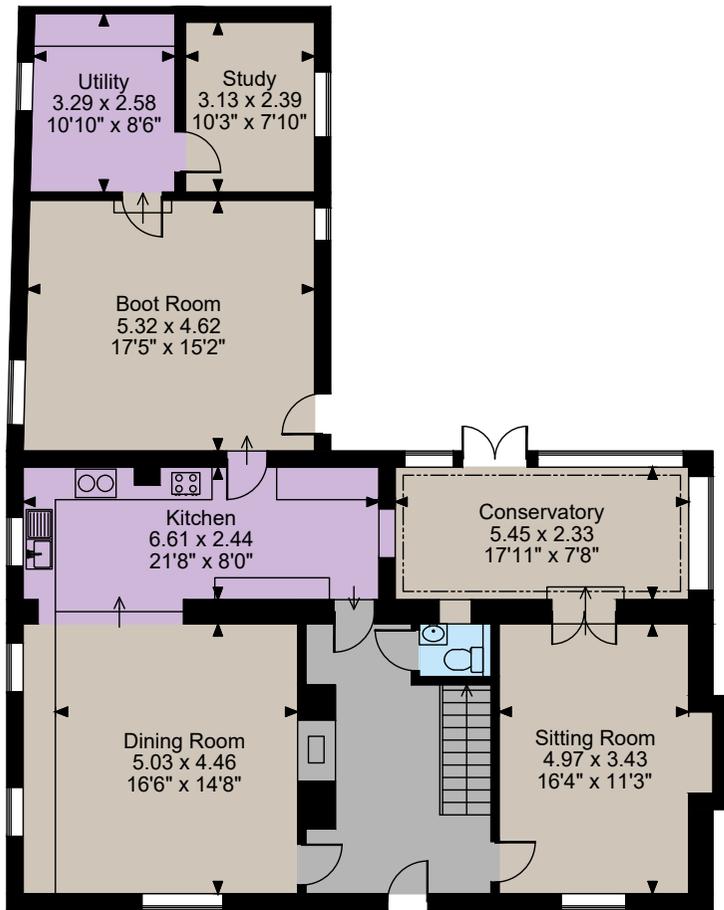
Nearby Schools

- Codford Primary School
- Sutton Veny Primary School
- Kingdown Secondary School
- Dauntseys
- Marlborough
- St Francis
- Warminster

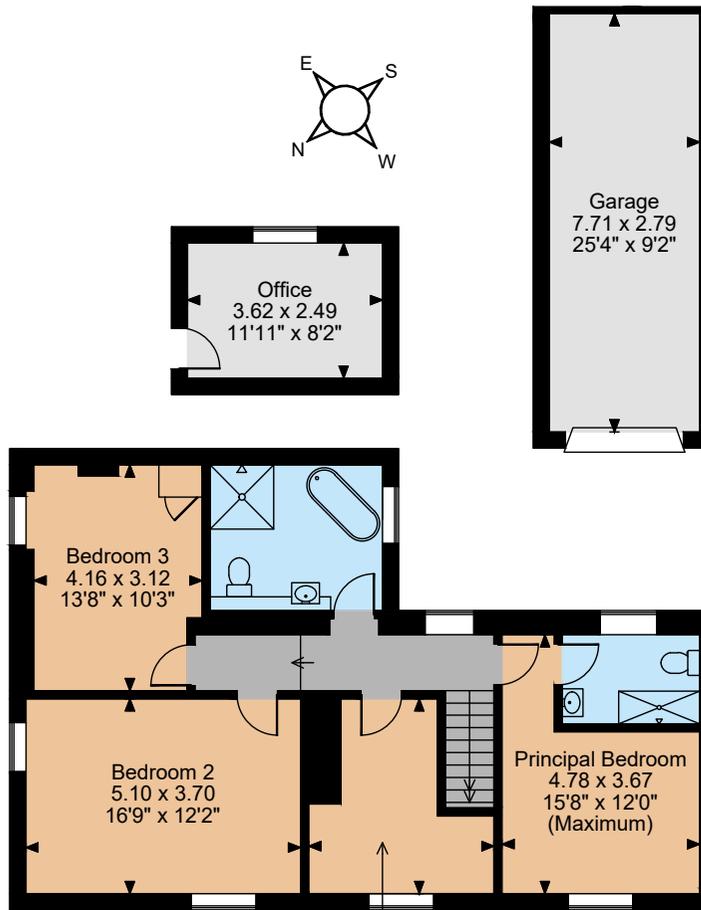








Ground Floor



First Floor

Bedroom 4
3.59 x 3.44
11'9" x 11'3"
(Maximum)

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

Main House internal area 2,337 sq ft (217 sq m)
Garage internal area 232 sq ft (22 sq m)
Office internal area 97 sq ft (9 sq m)
Total internal area 2,666 sq ft (248 sq m)
For identification purposes only.

Directions

BA12 0LG

what3words: ///loudness.argued.unopposed - brings you to the driveway

General

Local Authority: Wiltshire Council

Services: Mains electricity and water, private drainage and oil fired central heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: E

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

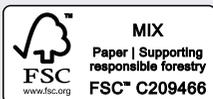
Salisbury

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