



8 Greenhill Place, Codford, Warminster, Wiltshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

8 Greenhill Place, Codford, Warminster, Wiltshire, BA12 0DT

A detached 5 bedroom property located in an exclusive cul de sac development near to local village amenities

Codford High Street 0.2 mile, Warminster and station 7.2 miles (London Waterloo from 2 hours 3 minutes), Frome 14.3 miles, Salisbury 14.9 miles, Bath 25.3 miles, A36 0.6 mile, A303 4.2 miles, Bristol Airport 44.9 miles

Entrance hall | Family room | Dining room
Kitchen/breakfast room | Cloakroom | Principal bedroom with en suite bathroom | 2 Additional bedrooms | Library/bedroom 4 | Office/bedroom 5 | Family bathroom | Garden | Garage
EPC rating F

The property

8 Greenhill Place is an attractive modern double-fronted family home offering flexible accommodation arranged in a T-shaped configuration over three light filled floors. Configured to provide an ideal family and entertaining space, the ground floor accommodation flows from a welcoming entrance hall with useful storage and cloakroom. It comprises a large triple aspect family room with wooden flooring, a fireplace with inset woodburning stove and French doors to the terrace, and a generous kitchen/breakfast room with a range of wall and base units, quartz worktops, and a door to a spacious vaulted dining room with two sets of French doors to the garden.

On the first floor the property offers a substantial dual aspect bedroom along with a good sized family bathroom. There are two

further bedrooms which are currently used as an office and a library. On the second floor are two vaulted double bedrooms, both with fitted wardrobes. The principal bedroom has an ensuite bathroom with separate shower.

Outside

To the side of the property is a private double parking space located directly in front of the garage. The generous wraparound garden is laid mainly to level lawn bordered by mature shrubs and specimen trees and features a pond, raised vegetable beds and paved terraces and seating areas, the whole ideal for entertaining and al fresco dining.

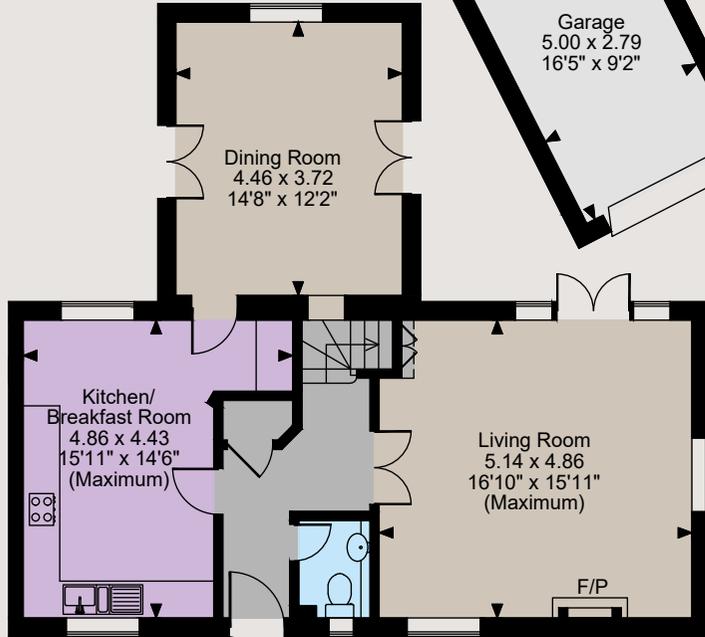
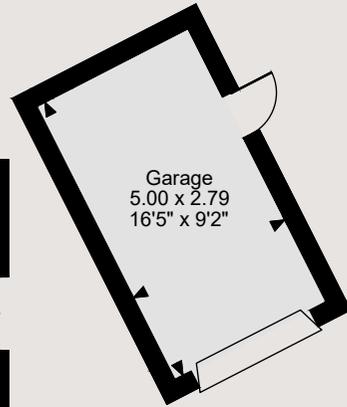
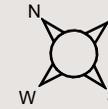
Location

Set in stunning Wylde Valley countryside, Codford village offers day-to-day amenities including 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, in the thriving market town of Frome and in the cathedral cities of Salisbury and Bath. Communications links are excellent: the A303 provides a link to the M3, M25, London and the West Country and Warminster station offers regular services to central London in around two hours. The area offers a wide range of independent schools including Bishopstrow College, Warminster, Appleford, Dauntsey's, Port Regis, Springmead, Leehurst Swan, Chafyn Grove, Salisbury Cathedral School, and Godolphin.





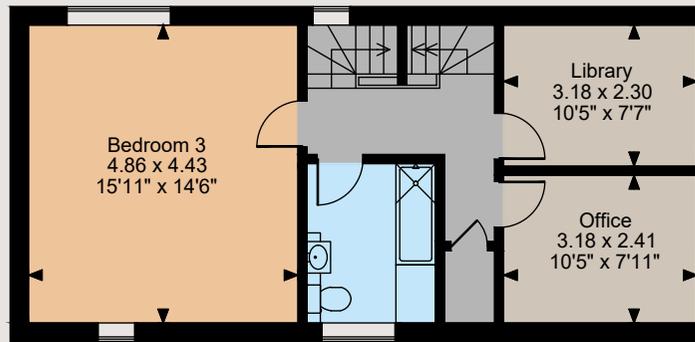
Floorplans
 House internal area 1,795 sq ft (167 sq m)
 Garage internal area 150 sq ft (14 sq m)
 Total internal area 1,945 sq ft (181 sq m)
 For identification purposes only.



Ground Floor



Second Floor



First Floor

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

--- Denotes restricted head height

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Directions

what3words\\abandons.start.patch

General

Local Authority: Wiltshire Council 0300 456 0100

Services: Mains electricity and water. Private drainage is through a Bio Digester Plant which is compliant. Oil fired centrally heating.

Council Tax: band F

Tenure: Freehold

Offers in the Region of: £582,500

Salisbury

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