



The Cottage, High Street, Codford, Warminster, Wiltshire

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



# The Cottage, High Street, Codford, Warminster, Wiltshire BA12 0NB

A charming Grade II Listed cottage offering a wealth of character and situated in the popular Wylve Valley

A303 2.6 miles, Heytesbury 4 miles, Warminster train station 7.8 miles (London Waterloo via Salisbury 2hrs 6 mins), Shrewton 8.3 miles, Westbury railway station 12 miles (London Paddington 1hr 30mins), Salisbury 13.8 miles, Bath 27 miles

Porch | Inner Hall | Sitting room | Dining room  
Study | Kitchen/breakfast room | Utility  
Cloakroom | 4 Bedrooms | 2 Bathrooms | Double  
car port | Workshop | Garden | EPC Rating E

## The property

Believed to date back to 17th Century, The Cottage is a part-thatched house, steeped in history and period character with features including exposed timber-framing, wood and stone mullioned casements, window shutters and vintage fireplaces with stone surrounds.

The attractive porch opens to the kitchen with a further door into the inner hall. The charming sitting room offers a relaxed setting with the warming ambience of a wood-burning stove. A dining room with inglenook fireplace is the ideal environment for family gatherings and entertaining guests, with folding wooden doors which offer a route into the adjoining flexible-use study. The spacious kitchen/breakfast room has flagstone flooring and rustic wooden cabinetry, with ample space for informal dining and casual seating, whilst the adjoining utility provides additional storage, a home to domestic appliances. A door also opens to a cloakroom.

A staircase in the hallway rises to the first-floor accommodation where step-level changes add to the charm of the interior character. There are

four bedrooms, two with bay windows, and two well-appointed bathrooms, one with bath tub and shower cubicle and a second with bath tub with a shower over.

## Outside

The property is approached via a lane onto a gravelled driveway, edged by beech hedging, which provides parking for numerous vehicles and leads to the open car port.

A paved pathway gives access to the front entrance and extends to a circular terrace which offers an outside spot to sit and relax, with a low stone wall edging and an area of lawn beyond.

To the rear of the home, there is a further seating terrace, with a stone walkway alongside the property leading to the drive and across the lawn which stretches to the far boundary. The garden is adorned with mature shrubs, majestic, mature trees including apple trees, with wooded areas beyond the boundaries creating privacy and a sense of seclusion.

There is also a large detached workshop with power and light, charming potting shed and an additional shed.

## Location

Situated to the south of Salisbury Plain and in the Wylve Valley, the picturesque village of Codford offers a good range of amenities including a convenience store, newsagents and post office, garage and filling station, medical and veterinary surgeries, as well as a primary school. In addition, there is a village hall, tennis courts and the Woolstore Theatre.

The nearby market town of Warminster provides a broad selection of recreational, cultural and everyday facilities along with a mainline station and leisure facilities.

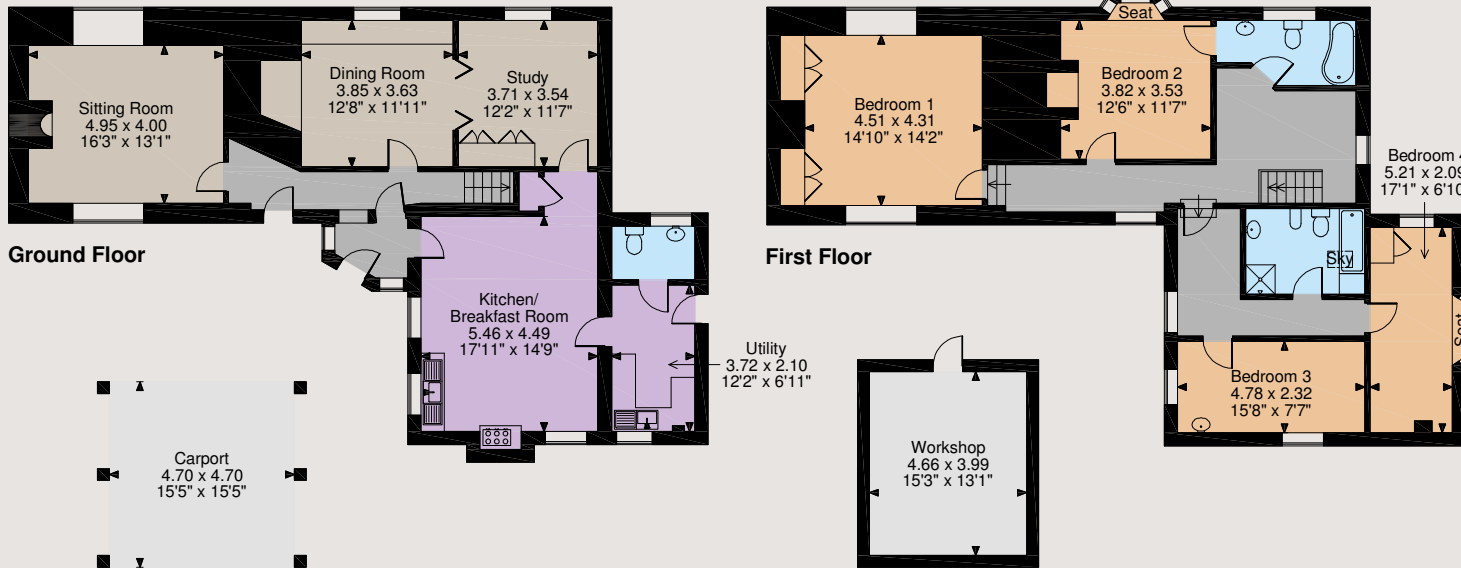
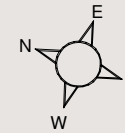






## The Cottage, High Street, Codford

House internal area 2,276 sq ft (212 sq m)  
 Shed internal area 200 sq ft (12 sq m)  
 Carport external area 238 sq ft (22sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8535753/DMS

## Location (Continued)

Communications are excellent with the A303/ A36 being easily accessible providing routes to London and the West Country, whilst mainline rail services run from Warminster and Salisbury to London Waterloo. There is also a twice daily coach service running from Codford to Hammersmith (1hr 25 mins), provided by Berrys Coaches.

## Directions

From Salisbury, take the A36 to Codford, entering the village from the first exit on your right. Follow the road to the left, past the bus stop, also on the left. Take the track at the end of March House on your left and The Cottage will be found at the end.

## General

**Local Authority:** Wiltshire Council - 0300 456 0100

**Services:** Mains electricity & water. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

**Council Tax:** Band F **Tenure:** Freehold

**Guide Price:** £670,000

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

## Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

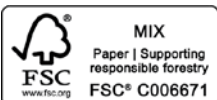
**01722 344010**

salisbury@struttandparker.com  
 struttandparker.com

@struttandparker



Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2023. Particulars prepared January 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited