



Queens Square

Kilmington Common, Kilmington, Warminster, Wiltshire, BA12

**STRUTT
& PARKER**

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A delightful country house with attractive accommodation and splendid gardens, in the picturesque Cranborne Chase

A fine period country house with a wealth of beautifully appointed accommodation and an extensive country garden. The house features handsome rendered elevations and attractive styling inside, and is set in a peaceful rural position in the Cranborne Chase National Landscape, within easy reach of local road connections offering access to Bruton, Frome and Warminster.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



OUTBUILDING / STORES



ABOUT 1.2 ACRES



FREEHOLD



RURAL



3,390 SQ FT



**GUIDE PRICE
£1,200,000**



The property

Queens Square is a very welcoming, handsome detached home with a wealth of original features, beautifully presented throughout and blending traditional styling with modern, high-quality finishes. The property has been much cared for by the current owner and enjoys a very comfortable and homely atmosphere, along with a wonderful garden and grounds.

Entering into the reception hall, doors lead to the formal reception room to one side and the kitchen to the other. The reception room has an impressive inglenook fireplace, including its original timber lintel and brick lining, while the kitchen is truly the heart of the house, with farmhouse-style units, a central island with a breakfast bar and an Everhot cast-iron range.

An open archway has steps down to the formal dining room with its wooden flooring and double doors leading to the sunny, south-facing garden room. At the rear, the generous and elegant sitting room offers further space in which to relax, with its impressive

open fireplace and French doors opening to the garden. The ground floor also has a spacious rear hallway for storage and cloaks, as well as a utility area for further home appliances, a well proportioned W/C and a plant room.

Upstairs is a galleried landing and rear hall, there are five well-presented bedrooms, all with views over the garden or open fields, including the principal bedroom at the rear with its far reaching views, built-in wardrobes, dressing area and en suite bathroom.

Three further bedrooms benefit from built-in storage, while the fifth bedroom is a single, and is ideal for use as a study, nursery or dressing room. The first floor also has a family bathroom with a bathtub, exposed ceiling beams and a separate shower.







Outside

At the front of the property there is a beautifully maintained garden with clipped border hedgerows and a gated entrance, leading to a paved pathway and terrace with various planted shrubs and flowering perennials. A five-bar wooden gate at the side provides access for vehicles and plenty of parking and turning space, as well as leading to the large detached outbuilding, with its parking, storage and workshop space. This building offers plenty of scope and flexibility for alternative uses and pre-application advice has been obtained, indicating support for conversion to ancillary accommodation, such as an annexe, studio or games room.

The gardens surrounding the house have beautiful lawns and wildflower meadow areas, border beds with colourful flowering perennials and a wealth of mature specimen trees including walnut, apple, plum and flowering cherry. There are also patio areas for al fresco dining, and established hedgerows to the borders, with open fields beyond.

Location

The property is located in a peaceful rural location in the Cranbourne Chase National Landscape with a strong community, church, riding school and well supported social club. The village of Stourton is a mile and a half away, with its farm shop and National Trust gardens at Stourhead, while Zeals, three miles away, provides a post office and village shop, an excellent local pub and a primary school. Charming Mere has a good range of services while the town of Gillingham is 7 miles away, offering a choice of shops, amenities, supermarkets and a mainline station. Popular Bruton (6.8 miles) and Frome (9.5 miles), both offer numerous eateries, artistic and educational options. The larger town of Warminster, 11 miles away, is an excellent destination for shopping and leisure facilities.

The area is well connected by road, with the A303 providing access west in the direction of Taunton, and east towards London and Salisbury, via the A36. Airports can be found at Bristol, Bournemouth and Southampton.



Distances

- Mere 4.2 miles
- Bruton 6.8 miles
- Gillingham 7.0 miles
- Frome 9.5 miles
- Warminster 11 miles
- Shaftesbury 12 miles
- Castle Cary 12 miles
- Tisbury 14.2 miles
- Salisbury 30 miles

Nearby Stations

- Gillingham, Frome, Bruton, Castle Cary, Tisbury, Westbury

Key Locations

- Mere Castle
- Stourhead House and Gardens
- Longleat House and Safari Park

- The Newt
- King Alfreds Tower
- Babington House
- Nunney Castle

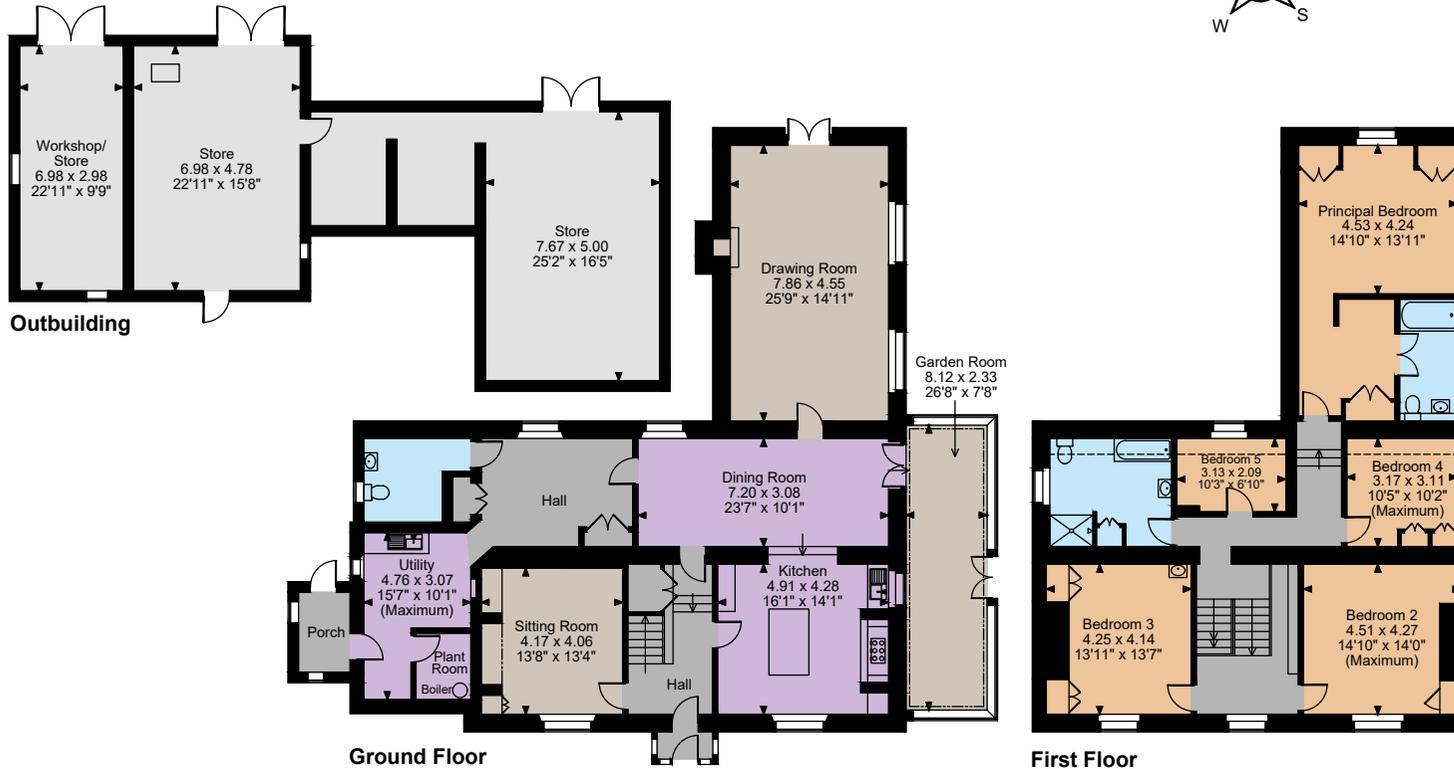
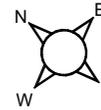
Nearby Schools

- Wessex Lodge Primary School
- Whitesheet Primary Academy
- Gillingham Secondary School
- Warminster School
- Dauntsey's School
- The Sherborne Schools
- Port Regis
- Hanford
- Kings Bruton
- Bruton Primary
- Hazlegrove Prep School
- All Hallows Prep and Nursery
- Sexeys
- Millfield









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

□□□ Denotes restricted head height

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Floorplans

Main House internal area 3,390 sq ft (315 sq m)

Outbuilding internal area 925 sq ft (86 sq m)

Total internal area 4,315 sq ft (401 sq m)

For identification purposes only.

Directions

BA12 6QX

what3words: ///unloaded.tanked.cowboy - brings you to the property

General

Local Authority: Wiltshire Council

Services: Mains electricity and water. Private drainage. Oil fired central heating.

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

Council Tax: Band F

EPC Rating: E

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

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Salisbury

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