



Sheepfold Cottage, 12 Sherrington, Warminster, Wiltshire

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Sheepfold Cottage, 12 Sherrington, Warminster, Wiltshire BA12 0SN

A wonderful and most characterful period home and detached self-contained annexe in delightful gardens and grounds in a desirable semi-rural setting

A303 3.2 miles, Warminster Station 7.8 miles
(London Waterloo via Salisbury 2 hours 6 mins),
Salisbury 15.2 miles, Bath 26.1 miles

Sitting room | Conservatory | Study | Dining room | Kitchen/breakfast room | Cloakroom
Principal bedroom with en suite shower room
2 Further bedrooms | Family bathroom
Gardens | 1 Bedroom annexe | Garden | Garage
EPC Rating E

The property

Sheepfold cottage is a unique stone-built residence offering over 2,200 sq. ft of attractive accommodation, and comes complete with a versatile two-storey annexe.

The entrance space with cloakroom opens to the expansive sociable sitting room, with its stairway to the first floor, thick timber beams, exposed stonework, feature fireplace and French doors opening to the south-westerly facing terrace. Adjacent is a multi-aspect study with a range of fitted desk furniture. Further is the formal dining room which adjoins the peaceful conservatory and opens into the in-keeping kitchen with its AGA range stove and wide range of cabinetry and appliances.

The first-floor landing branches off onto three well-proportioned bedrooms with elevated aspects, two of which have built-in wardrobes. The larger principal suite enjoys the use of an en

suite shower room, with a family bathroom with a separate bathtub and walk-in shower well-serving the additional bedrooms.

Outside

The home is approached via a gravelled driveway offering ample parking for several cars and giving access to the garage and the annexe, which comprises a reception room with kitchenette and dining space, a shower room and a first-floor bedroom with dressing area.

The surrounding garden is beautifully landscaped and overlooks rolling fields, farmland and the streams of the River Wylfe. There are various sections of divided level lawn interspersed with a wealth of well-stocked and vibrant herbaceous planting, trees, a west-facing pergola and seating area and paved sun terraces to the front and rear.

Location

The property is situated within a Conservation Area in the rural community of Sherrington, built around spring fed old water cress beds, and alongside nearby Codford within the popular Wylfe Valley.

The area enjoys access to a variety of outdoor pursuits, along with amenities at Codford, including shops, a doctor's surgery, Post Office, petrol station, school, churches and a theatre.

Nearby Warminster provides further recreational, cultural and everyday facilities, including diverse shops, a Waitrose supermarket, restaurants, schools, a library, sports centre, an art theatre, and a railway station with mainline links to London.

Historic Salisbury and Bath offer an even further range of facilities, with the nearby A303 providing convenient road links.





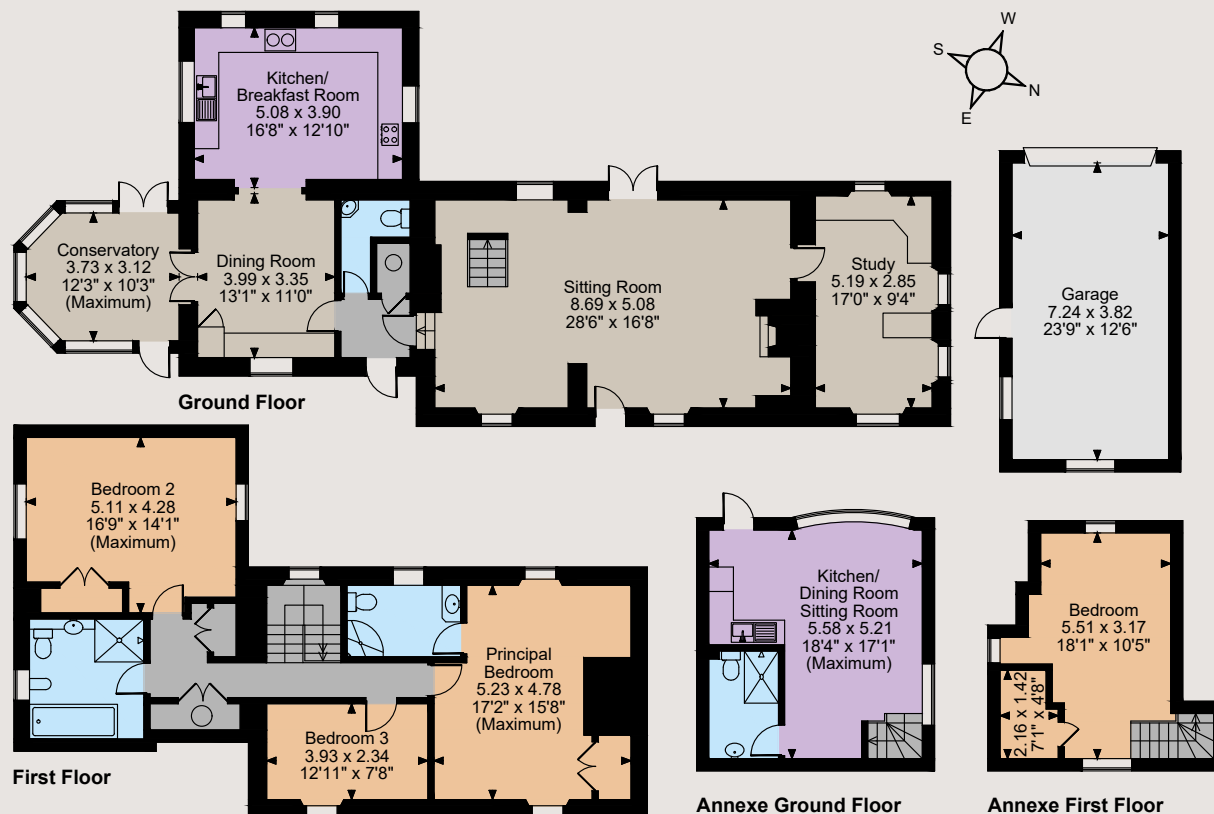
Sheepfold Cottage, Sherrington, Warminster

House internal area 2,203 sq ft (205 sq m)

Garage internal area 298 sq ft (28 sq m)

Annexe internal area 537 sq ft (50 sq m)

For identification purposes only.



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

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Directions

From Warminster head east on the A36 for 7.6 miles before turning right onto Station Road. In 0.7 miles turn left and after a further 0.6 miles turn left again. Shortly, take the right onto Sutton Hill where the property will be on the left.

General

Local Authority: Wiltshire Council - 0300 456 0100

Services: Mains electricity and water. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought. Oil-fired central heating.

Council Tax: Band F

Tenure: Freehold

Guide Price: £900,000

Salisbury

Address

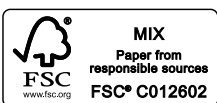
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