



14/15 STOCKTON STOCKTON, NR WARMINSTER, WILTSHIRE

A Charming Country Cottage Situated In A Highly Desirable Wylde Valley Village Location

Enjoying Excellent Communication Links

SITUATION

Wylde (A303) 2 miles, Codford 4 miles, Warminster 9 miles, Salisbury 14 miles, Bath 27 miles, London 96 miles.

Mainline trains: Salisbury to London (Waterloo) Approx. 90 mins

International airport: Southampton International 38 miles, Bristol International 46 miles

14/15 Stockton is located in the highly desirable village of Stockton and occupies an attractive position, approached from a village lane. Situated within an area of outstanding natural beauty the property enjoys excellent communication links with easy access to the A36/A350 & A303 linking the West Country and London via the M3.

The market town of Warminster lies just 9 miles to the north west with the popular Cathedral City of Salisbury to the south east.

Education There is an excellent selection of schools in the area including Bishops Wordsworth and South Wilts Grammar Schools at Salisbury, plus a host of private schools including: Warminster Prep & Senior School, Dauntseys at Market Lavington, Sandroyd and St Marys near Shaftesbury, Port Regis at Motcombe and Sherborne boys and girls. For independents see www.isc.co.uk and for state school information see www.wilts.gov.uk.

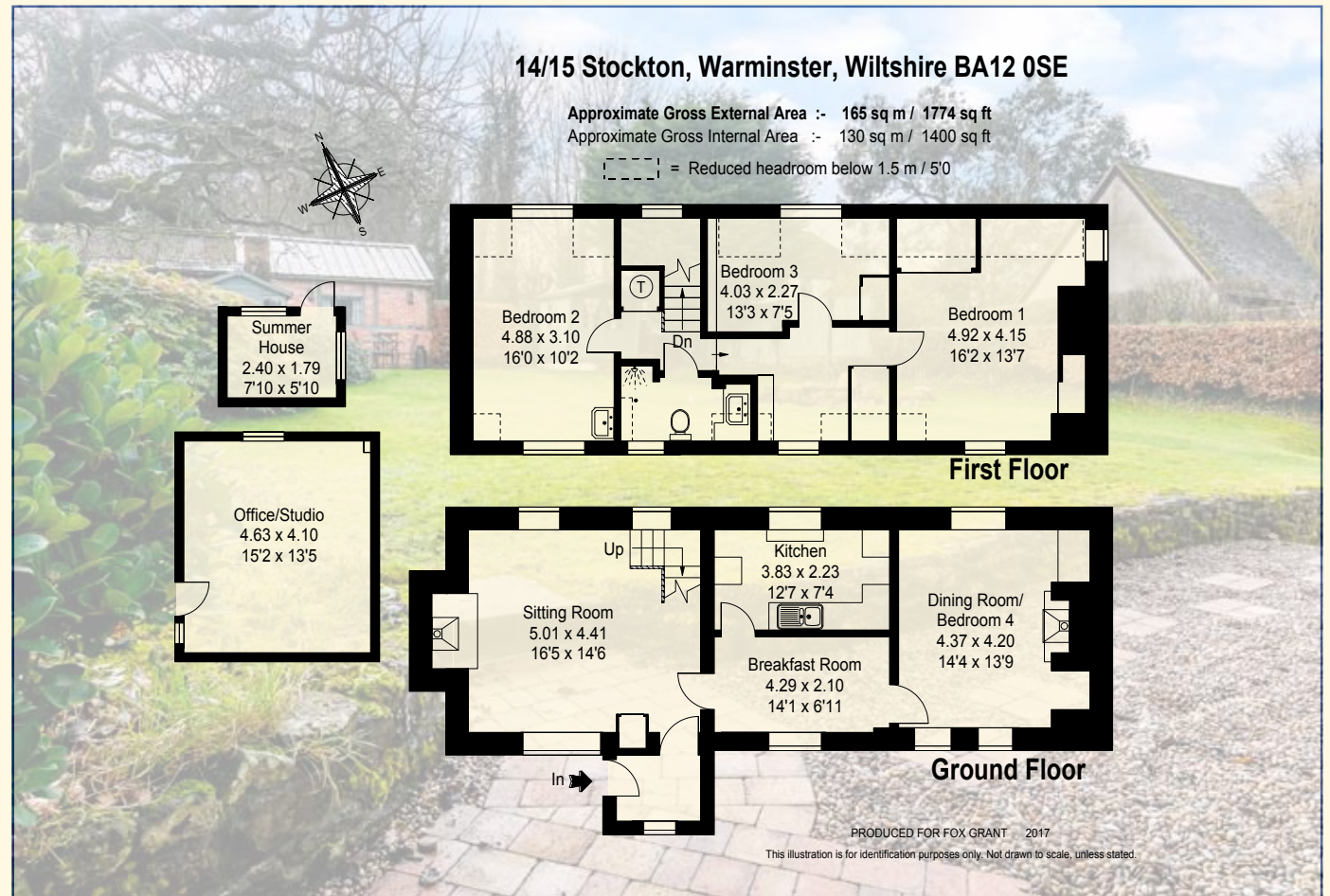
Local, Sporting & Recreational Facilities Stockton is a pretty village set in the rolling countryside of the picturesque Wylde Valley and enjoys a good sense of community, with the popular Carriers Arms public house and St. John the Baptists Church. The nearby village of Codford provides a good range of local facilities including a village store, primary school, filling station, community theatre, church and a public house with a more comprehensive range of shopping and cultural facilities available in Salisbury.

Good walking and cycling opportunities abound from the property into the surrounding countryside with ready access onto an excellent network of footpaths and The Cranborne Chase Area of Outstanding Natural Beauty. Golf can be enjoyed at Salisbury, Erlestoke, Westbury and Warminster with water sports available along the south coast. Fishing is available by licence on The River Wylde with horse racing at Salisbury and Wincanton. See www.Visitwiltshire.co.uk for more details.

14/15 STOCKTON

14/15 Stockton is a charming Grade II listed country cottage set at the heart of the village and was once affectionately known by locals as "Margaret's Cottage".

Believed to date from the 17th Century, the property was originally a pair of semi-detached, estate cottages, which were incorporated in the early 1980's to offer a single dwelling.



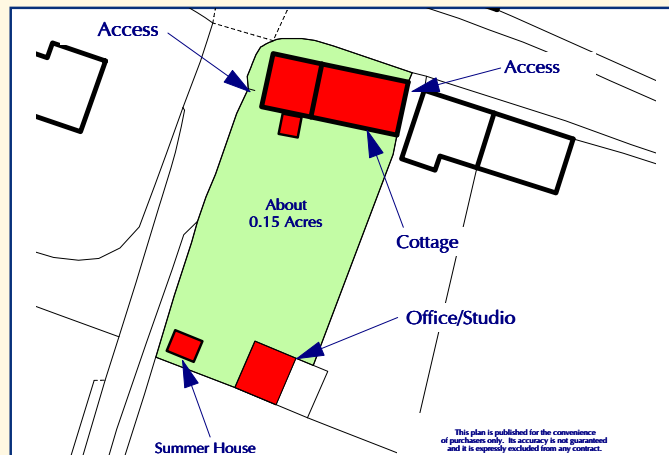
Constructed of brick, stone and rendered elevations under a thatched roof, the property extends to some 1,744ft² (GEA) offering well-presented accommodation arranged over 2 floors.

Whilst the property has benefited from some modernisation by the current owners, including a new thatch in 2012, it retains much of its character and charm with exposed beams, timber panelling and inglenook fireplaces to a number of the principal rooms.

The property sits in attractive grounds of 0.15 acres, comprising a mainly lawned rear garden with established beds, an ornamental fish pond, summer house and a patio area offering opportunities for outside dining. Mature hedging and fencing to the boundaries ensure a high degree of privacy.

Situated within the grounds is an insulated brick outbuilding which is currently used as an office with water, electric and heating laid on, however the building would also lend itself to use as an annexe, holiday cottage or studio, subject to achieving the necessary consents.

There is ample parking for 2/3 vehicles, to the front of the property.



COTTAGE

The accommodation comprises:

- Country kitchen
- Breakfast room
- Attractive sitting room with Inglenook fireplace
- Dining room/Bedroom 4
- Entrance porch/boot room
- Master bedroom
- 2 further bedrooms
- Family shower room

GARDEN & GROUNDS

- Brick outbuilding with potential (S.T.P)
- Attractive lawned rear garden
- Established beds with ornamental fish pond
- Summerhouse & sheds
- Paved patio area for entertaining

In all the property amounts to some **0.15 acres**.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.



3. Any areas, measurements or distances are approximate. The text, photographs and OS plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Services have not been tested. Purchasers must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Town and Country Planning The property is sold subject to any development plans, tree preservation orders, ancient monument orders, town planning schedules and resolutions, which may or may not come into force. Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the estate.

Authorities

Wiltshire Council Tel: 0300 456 0100

Council Tax Band 'F'

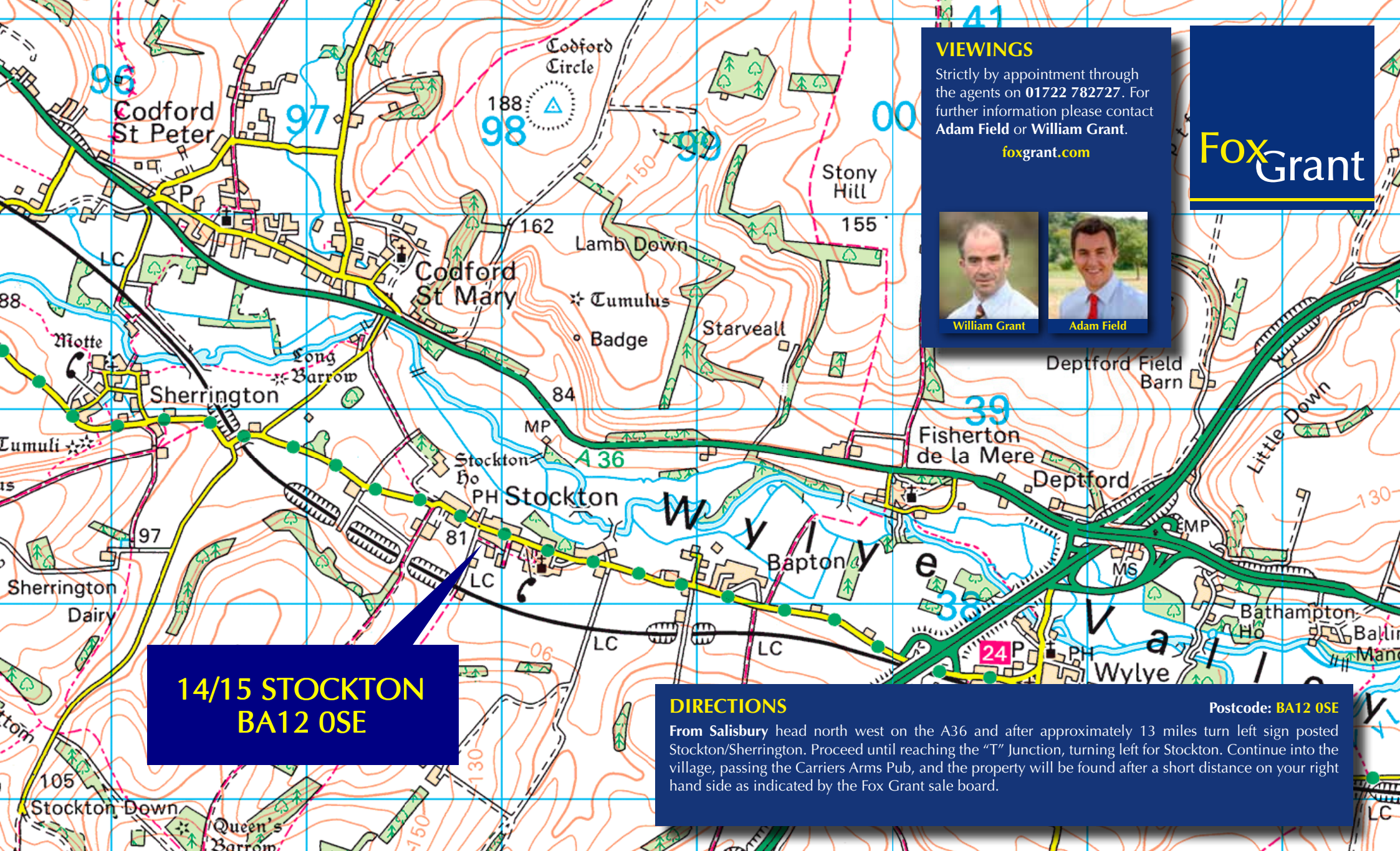
Services Mains electricity and water with private drainage to a septic tank. Electric storage heating.

Tenure Freehold with vacant possession upon completion.

Fixtures & Fittings All fixture, fittings and garden ornaments are excluded from the sale but may be available by negotiation.

Particulars Prepared April 2017.





**14/15 STOCKTON
BA12 0SE**

VIEWINGS
 Strictly by appointment through the agents on **01722 782727**. For further information please contact Adam Field or William Grant.
foxgrant.com




William Grant Adam Field



DIRECTIONS Postcode: **BA12 0SE**

From Salisbury head north west on the A36 and after approximately 13 miles turn left sign posted Stockton/Sherrington. Proceed until reaching the "T" Junction, turning left for Stockton. Continue into the village, passing the Carriers Arms Pub, and the property will be found after a short distance on your right hand side as indicated by the Fox Grant sale board.