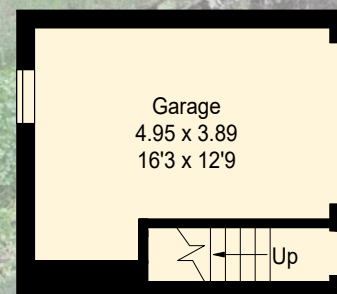
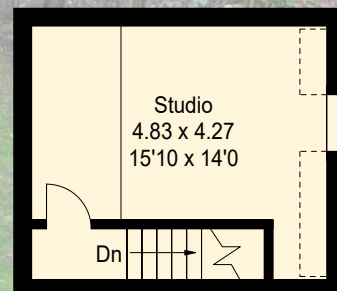
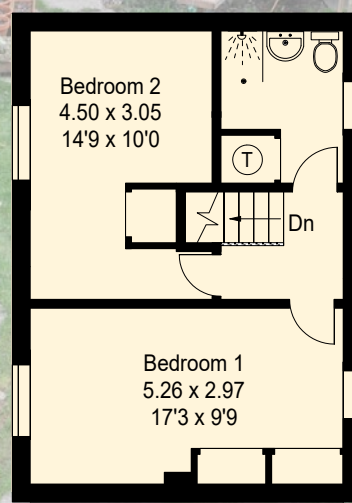
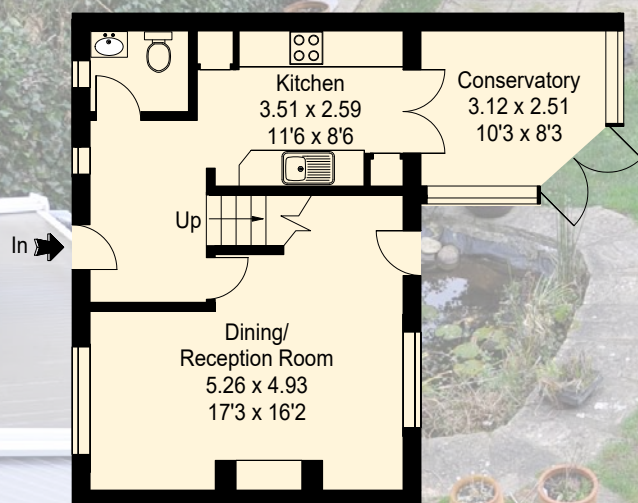




## 7 Wool House Gardens, Codford, Warminster BA12 0PS

Approximate Gross Internal Area :- 129 sq m / 1392 sq ft



PRODUCED FOR FOX GRANT 2019

This illustration is for identification purposes only.  
Not drawn to scale, unless stated.

## 7 WOOL HOUSE GARDENS Codford, Wiltshire

Modern Mews House With Garage & Attractive  
Garden In Central Village Location



## SITUATION

A36 0.5 mile, Warminster 8 miles, A303(Deptford) 3 miles, Salisbury 14 miles

**Mainline Trains:** Salisbury to London/Waterloo 88 minutes.

**International Airports:** Southampton 38 miles, Bristol 46 miles.

**7 Wool House Gardens** is situated in the desirable village of Codford on the edge of Salisbury Plain and occupies an attractive central position. The property enjoys good communication links with the nearby A36 providing ready access to Warminster to the northwest and the A303 connecting to London & the West Country.

**Education** As well as the local Wylde Valley C of E Primary School, there is a good range of schools in the Warminster area including Kingdown and Warminster Schools. Further details for independents can be obtained from [isc.co.uk](http://isc.co.uk) or via [schoolsearch.co.uk](http://schoolsearch.co.uk).

**Local, Sporting & Recreational** Codford is a large village being part of two conjoined parishes with St Mary's & St Peter's churches, with a good range of services including a sizeable village store/ petrol station and a doctor's surgery; the village has The George Inn closeby, but there is the Codford village hall with the Broadleaze Bar, with more comprehensive shopping, sporting, cultural and education facilities found in Warminster. Good walking and cycling opportunities abound from the property with Salisbury Plain to the north. Sailing and water sports are available on the south coast within 40 minutes drive. Horseracing is at Newbury & Salisbury. Fishing can be enjoyed on the River Wylde nearby on licence via private clubs and organisations. Golf can be enjoyed at West Wilts & Erlestoke Clubs. See [www.Wiltshire.gov.uk](http://www.Wiltshire.gov.uk) for further information.

## 7 WOOL HOUSE GARDENS

Built in 1996 a small select close of properties built in the former grounds of Wool House; with reconstituted stone elevation, with brick & flint detailing under a tiled roof; the property is in excellent condition providing spacious & light accommodation, complimented by a conservatory overlooking a mature east facing garden. ,

Approached off the village road, at the end of a cul-de-sac there is a larger than average single garage with storage room/office above in a coach house style plus an allocated parking space to the side for one vehicle.

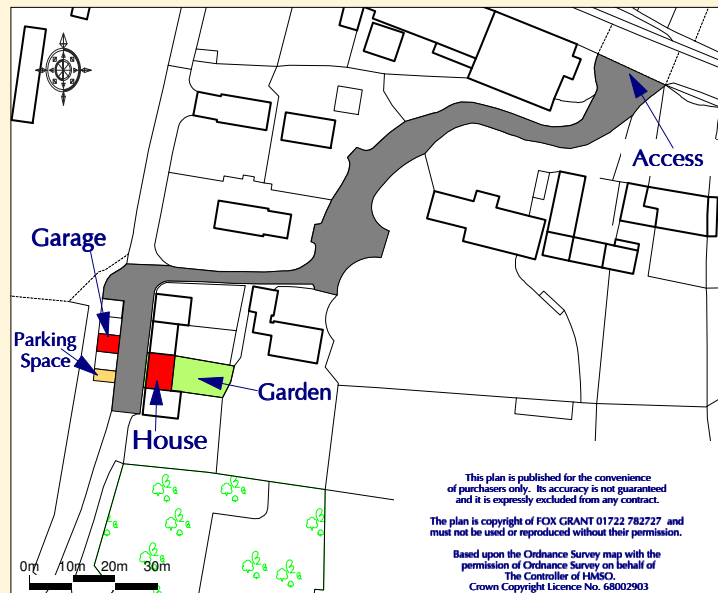
## HOUSE

- Modern terraced house (1,392 ft<sup>2</sup>)
- Two double bedrooms plus upstairs walk-in shower room
- Large double aspect living room with woodburner
- Kitchen with conservatory
- Downstairs cloakroom
- Electric heating
- No onward chain



## GARDEN & GARAGE

- Well stocked garden with rear pedestrian access & patio area plus pond
- Large Single garage with storage room/ study above



## AGENTS NOTES

Fox Grant and their clients give notice that:

They have no authority to make or give any representations or warranties in relation to the property.

1. 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.
2. Any areas, measurements or distances are approximate. The text, photographs and 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 and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
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**Local Authority** Wiltshire County Council Tel: 0300 456 0100

**Council Tax** Band C £1,526.15 for 2018/19.

**Energy Performance Certificate (EPC)** Band E – available upon request from agent

**Services** Mains electricity & water. Private drainage via shared septic tank : cost £75 per quarter.

**Fixtures & Fittings** Unless mentioned specifically by separate negotiation.

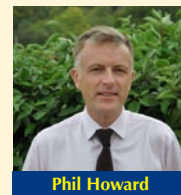
**Particulars** Prepared in January 2019

## DIRECTIONS (BA12 OPS)

**From Salisbury:** head northwest on the A36, for about 13 miles, passing the A303 junction and take the first right hand turning for Codford. On entering the village Wool House Gardens is about a quarter of a mile on the left before the Wool House Theatre & follow the winding road around to the end where No 7 is the penultimate on the left hand side, park opposite adjoining the garage block.

## VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. For further information or to book a viewing please contact Phil Howard or email [phil@foxgrant.com](mailto:phil@foxgrant.com)



Phil Howard

[foxgrant.com](http://foxgrant.com)

COUNTRY  
& VILLAGE

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