

Myddelton&Major

5 Quinton Place

CODFORD





5 Quinton Place, Codford, Warminster, BA12 0JU

- 5 Bedrooms
- 3 Bathrooms (2 ensuite)
- 2 Receptions
- Period Features & Proportions
- Sought After Village
- Georgian Style Architecture
- Conservatory
- Small Boutique Development
- Gated, Off-Road Parking
- Double Garage

The Property

5 Quinton Place is a beautifully presented five bedroom village residence set over three storeys, it is designed in an elegant Georgian-style with period features and proportions within a house constructed from brick with a slate roof over. The property is set in the heart of a 'boutique' development of contrasting period designed houses. This lovely home would benefit a multitude of buyers from a young family to a retired couple looking for a lock and leave.

The ground floor comprises of a large entrance hall which leads to a well appointed 'eat-in' kitchen with views out to the garden and a utility room with an outside door. On to the dining room which enjoys a dual aspect with one side leading to a modern conservatory and paved terrace beyond. Double doors open into the a formal and elegant dual aspect living room which has a log burner, composite stone fire surround, timber flooring, high ceilings and large sash windows. Upstairs to the first floor and there are two double bedrooms both with ensuite bathrooms, a single bedroom currently used as a home office and a family bathroom. Up the wide staircase the top floor and there are two further bedrooms incorporating attractive lead cheeked dormer windows.

A stylish and spacious five bedroom family home, designed in the Georgian style and set on the edge of the popular village of Codford.

Tenure: Freehold

Size: 1,987 ft²

EPC Rating: D (58)

Council Tax Band: G



5



2



3



4

Services - Mains, electricity, water, and communal propane and private drainage. Ofcom suggests broadband speeds of up to 80Mbps are available and that EE, 02, and Vodafone networks should have full coverage.

Salisbury 15 Miles • Warminster 7.3 Miles • GP Surgery 0.4 Miles • Primary School 0.4 Miles

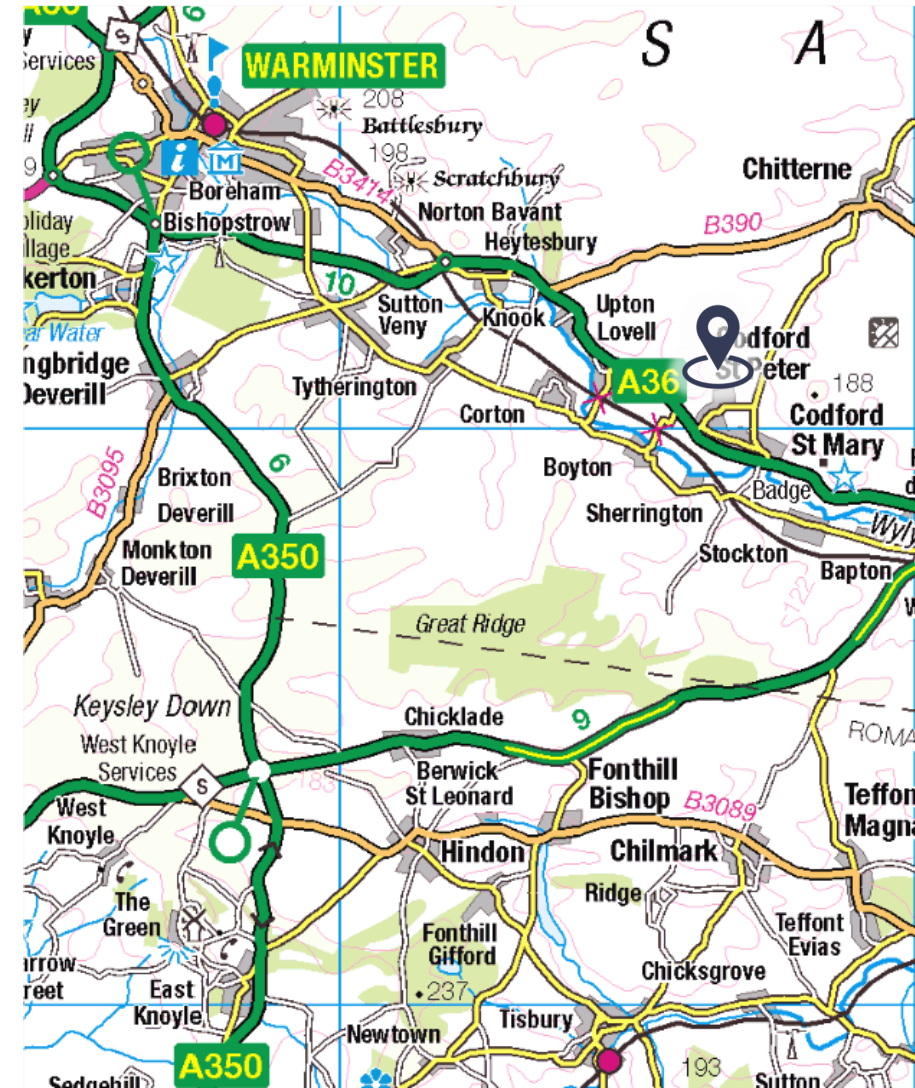


Outside

The property is set, not far from the entrance of the development, there are two lawned areas to the front and side of the property as well as maturing hedging and well planted beds. An impressive double garage is set behind five bar gates and approached across a part block paved part gravel driveway with parking for a number cars. Directly outside the kitchen is a sandstone terraced area which winds around to the conservatory and providing plenty of room for outside entertaining. A raised garden is laid mainly to lawn and features well planted beds and maturing shrubs. Although the property is situated in a small development, the architecture is wonderful.

Location

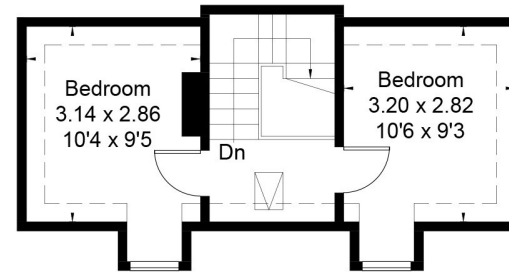
Codford is a popular Wiltshire village with a thriving community based around a good range of local amenities including a petrol station and local supermarket, two churches, the Woolstore Theatre, village hall, sports fields, tennis courts, primary school, vets practice, doctor's surgery, NO 31, hairdressers and The George Hotel. The larger centres of Salisbury (15 miles) and Warminster (7 miles) have a full range of educational, leisure and shopping facilities. The A303 which provides good access to the West Country and London is 3 miles.



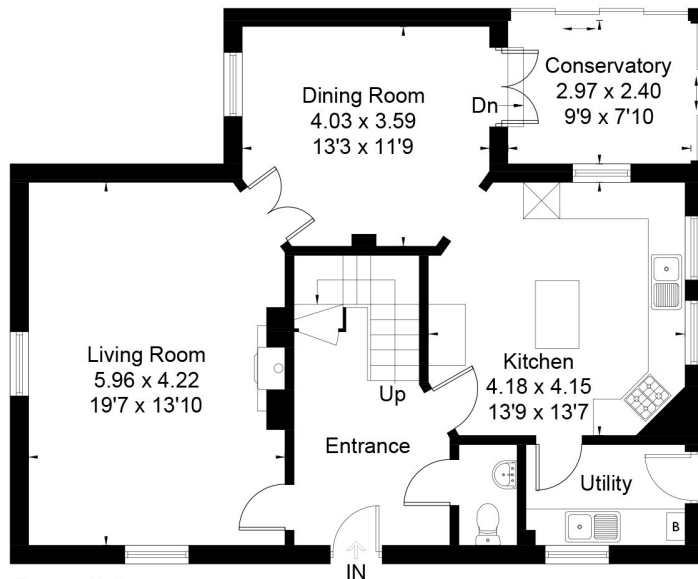
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 D
39-54	E		
21-38	F		
1-20	G		



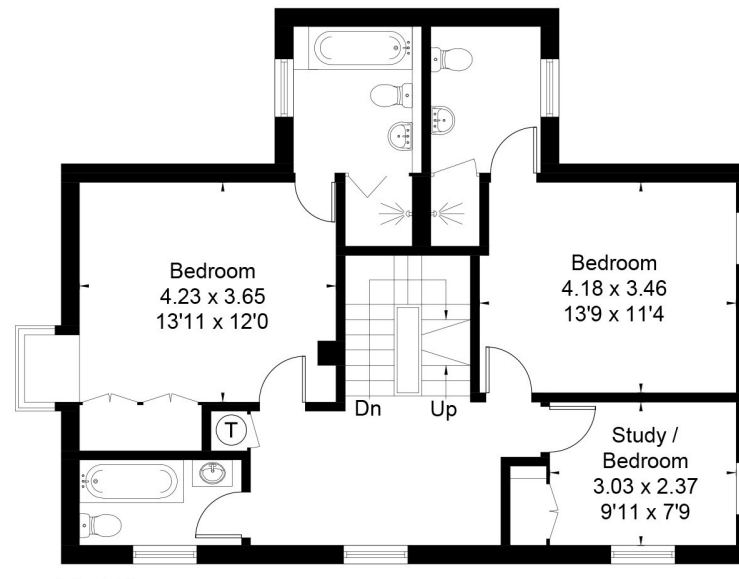
Approximate Floor Area = 184.6 sq m / 1987 sq ft
 Garage = 32.2 sq m / 347 sq ft
 Total = 216.8 sq m / 2334 sq ft



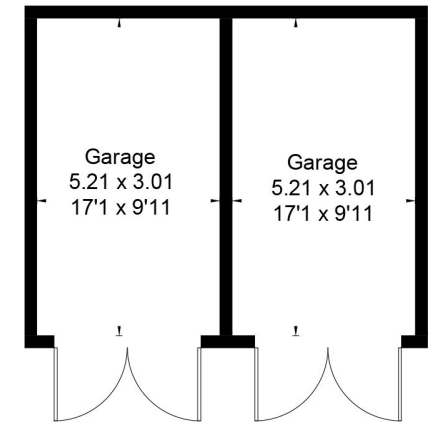
Second Floor



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Disclaimer Notice

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