



Connells

Beech Cottage High Street
Codford Warminster

Beech Cottage High Street Codford Warminster BA12 0NA

for sale
£375,000



Property Description

This lovely contemporary cottage is located within the pretty village of Codford which boasts a small theatre, shop and fuel station. The property has many features, including a large 17' x 11' kitchen/dining room, living room with bay, three double bedrooms, cloakroom and four piece bathroom. External downlighters and built in wall lights creating a pleasant evening atmosphere.

Entrance Porch

Downlighter spots.

Entrance Hall

Access to cloakroom, kitchen/dining room and lounge, understairs cupboard, return staircase to first floor galleried landing, tiled floor.

Cloakroom

Comprising a WC and wash hand basin, built in cupboard, tiled floor.

Lounge

17' 4" x 11' 6" (5.28m x 3.51m)

Rear aspect with French doors to garden and box bay window with display shelf.

Kitchen/ Dining Room

This stylish kitchen comprises a single drainer sink unit with mixer taps, a range of wall and

base units with work surfaces, integrated washing machine and space for integrated dishwasher, range oven with large steel hood over, downlighter spots, tiled floor,

Galleried Landing

Access to loft space.

Bedroom One

11' 5" x 11' 3" (3.48m x 3.43m)

Walk in wardrobe measuring 5' 5" x 3' 8" with light, dual aspect with views to the front and a street view to the side. Further cupboard.

Bedroom Two

12' 4" x 10' 3" (3.76m x 3.12m)

Door recess, rear aspect.

Bedroom Three

13' 9" x 8' 7" (4.19m x 2.62m)

Rear aspect.

Four Piece Bathroom

Comprising a freestanding contemporary bath with mixer taps and shower attachment, separate shower cubicle, pedestal wash hand basin, WC, downlighter spots, heated chrome towel rail.

Outside

Rear Garden

The garden makes an ideal area for alfresco dining as there is a whitewashed villa style wall with coping tiles and built-in lighting. The rest of the garden is enclosed by panelled fencing with features including downlighter spots built into the overhang of the property creating a lovely evening atmosphere. There is also a timber shed and gated side access together with gated rear access leading to the double width driveway.

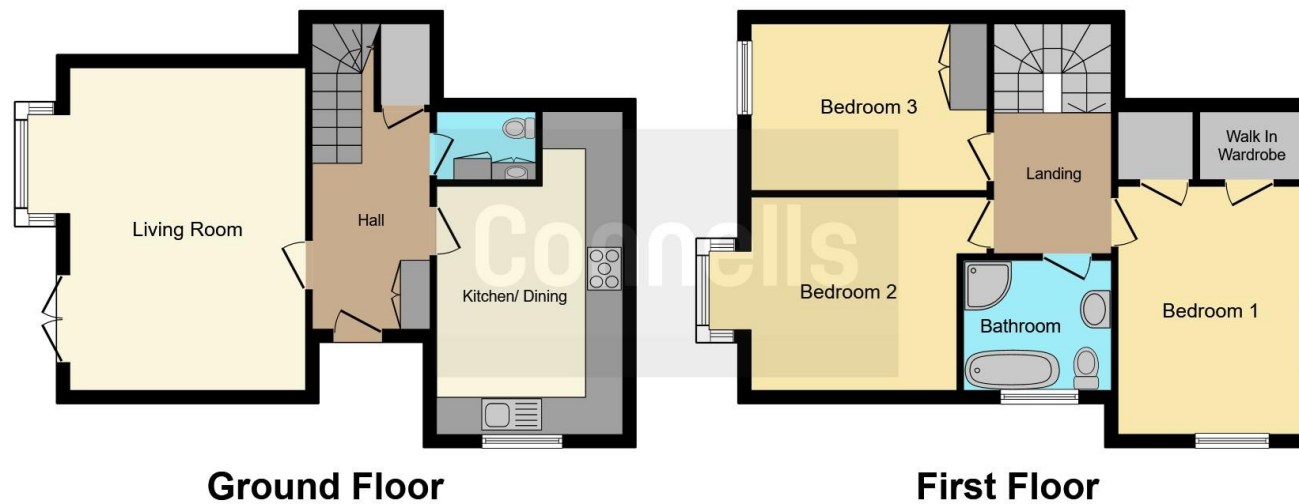
Double Width Driveway

For two vehicles.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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