

DAVIS & LATCHAM ESTATE AGENTS

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- Well presented Cottage
- Sitting Room with Wood Burner
- Spacious Bathroom & 2 Bedrooms
- Combination of Double and Triple Glazing
- Edge of Downland Village location
- Fitted Kitchen
- Well Stocked Easily Managed Cottage Gardens
- Oil-fired Central Heating to radiators



**Duck Cottage, 67 Shrewton Road, Chitterne, Warminster,
Wiltshire, BA12 0LN
£250,000**



A rare opportunity to acquire a well presented Mid-victorian Cottage on the edge of this popular Downland village. Entrance Porch, Pleasant Sitting Room with Wood Burner, Fitted Kitchen, First Floor Landing, Spacious Bathroom & 2 Bedrooms, Oil-fired Central Heating to radiators & Combination of Double and Triple Glazing, Well Stocked Easily Managed Cottage Gardens.

Accommodation

THE PROPERTY is a well presented extended mid-Victorian end of terrace cottage believed to date from circa 1860 which has coloured washed cob elevations at the front - the original cottage whilst the extension which was completed in 1993 has rendered elevations, all under a slate tiled roof. The cottage benefits from a combination of double and triple glazing together with an Oil-fired central heating to radiators. The Ground Floor accommodation is deceptively spacious and boasts an 18' Sitting Room with a woodburner together with a 15'7" fitted Kitchen. This is a rare opportunity to acquire a delightful period cottage in this downland village where homes are seldom for sale hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

The small and fairly remote downland village of Chitterne is surrounded by the wide-open spaces of the Salisbury Plain and should appeal to keen cyclists and ramblers alike whilst the village has the Chitterne Brook, a winterbourne which flows through village before becoming a tributary of the River Wylde at Codford. The focus of life centres on the Church and village hall, although in the nearby villages of Tilshead and Codford there are excellent primary schools both rated Good by Ofsted, whilst Codford has a filling station hosting a Budgen's village store and off-licence, a Clinic, Veterinarian practice and the Woolstore Village Theatre. The town of Warminster about 7 miles has a bustling centre with excellent shopping facilities - 3 supermarkets including a Waitrose together with a host of independent shops and eateries and a wide range of other amenities which include a theatre and library, hospital and clinics, schooling and a railway station. Rail users enjoy regular services to Salisbury and direct to London Waterloo, and to Bath with a direct line to South Wales. Besides Warminster, Salisbury, Amesbury and Andover are all very commutable hence the village has in the past proved popular with military personnel based at one of the many Salisbury Plain military bases in the area. London is commutable via the A303/M3 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Entrance Porch with inner and outer wooden cottage doors leading into:

Pleasant Sitting Room 18' 0" x 11' 10" (5.48m x 3.60m) a delightful room with arched brick fireplace and chimney breast housing a woodburner flanked by bookshelving, triple glazed windows, radiator, T.V. aerial point, telephone point, wall light points, study area, stairs to the first floor, understairs cupboard and door to the Kitchen.

Well Appointed Kitchen 15' 7" x 9' 5" (4.75m x 2.87m) having Marble worksurfaces, contemporary High Gloss White units, stainless steel 1½ bowl sink, Built-in Electric Oven and Microwave, Ceramic Hob with splashback and Filter Hood above, integrated Fridge, Freezer, Dishwasher, Washing Machine, Tumble Dryer, recessed spotlighting, radiator, tiled flooring, wall-mounted Trianco Oil-fired boiler providing domestic hot water and central heating to radiators, electric consumer unit and door to Rear Garden.

First Floor Landing having linen cupboard housing hot water cylinder with immersion heater fitted.

Spacious Bathroom with low level W.C., pedestal hand basin with tiled splashback, panelled bath with shower over & tiled splashback, radiator and vinyl flooring.

Bedroom One 12' 11" x 10' 9" (3.93m x 3.27m) with wardrobe, exposed floorboards, triple glazed window and radiator.

Bedroom Two 8' 7" x 6' 5" (2.61m x 1.95m) L shaped with built-in cupboard, triple glazed window, radiator and exposed floorboards.

OUTSIDE

On Road Parking is usually available on the road fronting the cottage on a first come/first serve basis.

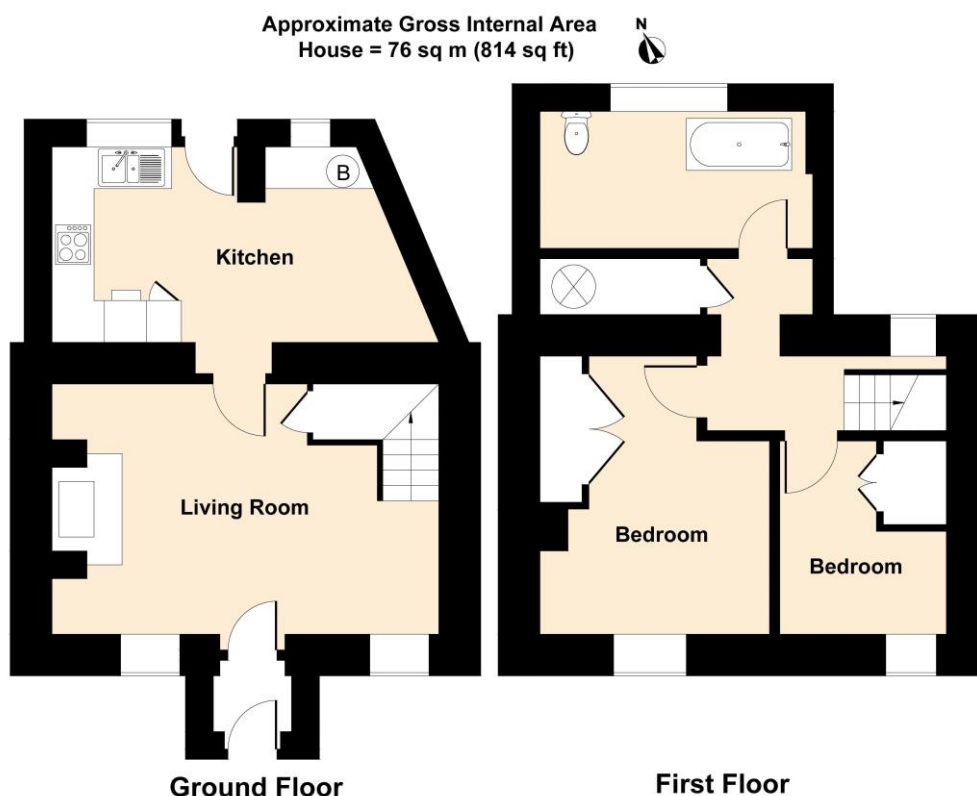
The Easily Managed Gardens To the front is a small area planted with shrubbery whilst to the rear there is an area of lawn with borders well stocked with ornamental shrubs, an outside tap and oil tank. The whole is enclosed by fencing and a hand gate whilst a lane to the side of the cottage, which leads to the village allotments, is also used by the current owner for bins and garden deliveries etc.

Services We understand Mains Water and Electricity are connected whilst drainage is private.

Tenure Freehold with vacant possession.

Rating Band "B"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0111-2164-0102-0128-2906>



FLOORPLAN FOR IDENTIFICATION PUROSES ONLY – NOT TO SCALE

VIEWING By prior appointment through
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PLEASE NOTE

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy performance certificate (EPC)

67 Shrewton Road Chitterne WARMINSTER BA12 0LN	Energy rating	Valid until:	29 August 2034
	E	Certificate number:	0111-2164-0102-0128-2906

Property type	End-terrace house
Total floor area	61 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60