

DAVIS & LATCHAM ESTATE AGENTS

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- Detached Mid-Victorian Cottage
- Charming Sitting & Dining Rooms both with Wood Burners
- Fully-tiled Downstairs Bathroom
- Air Source Heat Pump Central Heating
- Roof Mounted PV Panels
- Charming and surprisingly spacious
- Well Appointed Galley-style Kitchen
- 3 Bedrooms
- Upvc Double Glazing
- Easily Managed Cottage-Style Garden



**Keepers Cottage, 71 Shrewton Road, Chitterne,
Warminster, Wiltshire, BA12 0LN**

£360,000



A charming and surprisingly spacious Detached Mid-Victorian Cottage on the edge of this popular Downland Village. Porch, Charming Sitting & Dining Rooms both with Wood Burners, Well Appointed Galley-style Kitchen, Fully-tiled Downstairs Bathroom, First Floor Landing & 3 Bedrooms, Air Source Heat Pump Central Heating, Upvc Double Glazing & Roof Mounted PV Panels, Off-Road Parking & Easily Managed Cottage-Style Garden.

Accommodation

THE PROPERTY is a charming detached mid-Victorian cottage believed to date from circa 1860 which has attractive colour-wash rendered elevations under a slate roof and was originally two cottages since combined. During the present owners occupancy the cottage has benefitted from an array of improvements including the installation of Upvc double glazing together with an Air Source Heat pump heating system together with roof-mounted Photo Voltaic panels which generate free day-time Electricity ensuring the property offers a highly efficient low carbon renewable alternative to traditional high carbon systems. The living accommodation is unexpectedly spacious and boasts two reception rooms both with a woodburner making this is a great opportunity to acquire a delightful well-appointed eco-friendly home in a Downland village where cottages are seldom available 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 ramblers and cyclists alike whilst the Chitterne Brook, a winterbourne, flows through the village before becoming a tributary of the River Wylye at Codford. The focus of life centres on the Church and village hall, although we understand the Kings Head is set to re-open shortly as a community-run pub following refurbishment. Chitterne also has large playing field on which cricket and football are played and not far from Keepers Cottage are community allotments operated by the Parish Council. The nearby villages of Tilshead and Codford each have excellent primary schools both rated Good by Ofsted, whilst Codford also has a filling station hosting a Budgen's village store and off-licence, a Clinic, Veterinarian practice and the Woolstore Village Theatre. Warminster about 7 miles distant with its bustling town centre offers excellent shopping facilities - 3 supermarkets including a Waitrose store 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.

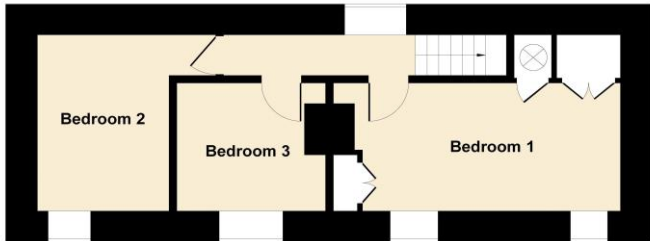
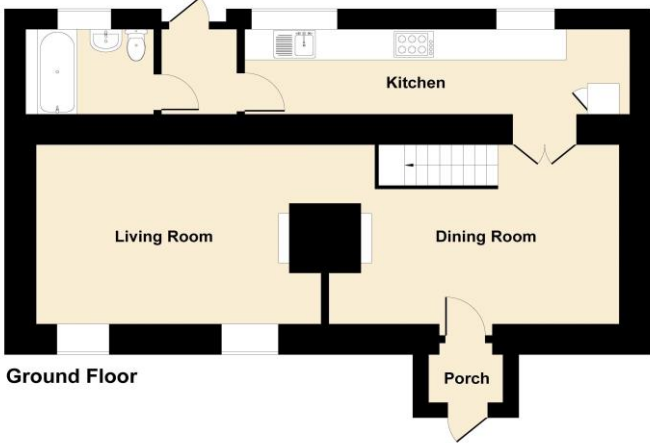
ACCOMMODATION

Entrance Porch with solid Oak front door and inner cottage door leading into:

Spacious Dining Room 17' 5" x 11' 3" (5.30m x 3.43m) a delightful room with an arched brick fireplace and chimney breast housing a woodburner, exposed timberwork, flagstone flooring, ample space for a large dining table & chairs, wall light points, radiator, Solax PV inverter controls, electrical fusegear, understairs cupboard, staircase to First Floor and double doors to the Kitchen.

Leading from the Dining Room is:

Charming Sitting Room 17' 0" x 11' 7" (5.18m x 3.53m) a pleasant room also with an arched brick fireplace and chimney breast housing a woodburner creating a focal point, exposed timberwork, wall light points, radiator and T.V. aerial point.

Well Appointed Galley	woi spa gril Ma Rea	<div>Approximate Gross Internal Area House = 104 sq m (1125 sq ft)</div> <div></div>	ig extensive Beech ple drawer and cupboard aster Range with hot plate, 'asher and Washing ead lighting and door to
Rear Lobby	hav		
Fully-Tiled Downstairs	spla ligh	First Floor	ower controls and glazed lementary tiling, recessed
First Floor	Lan	<div></div>	timberwork, radiator, hot water cylinder with -in cupboard and further
Bedroom One	16' win imr buil		
Bedroom Two	11' shu	Ground Floor	adiator and window
Bedroom Three	9' 3	Porch	' shutters.
OUTSIDE			
Off Road Parking	has been created to the front of the cottage whilst parking is usually available on the road fronting the cottage.		
The Easily Managed Cottage-Style Gardens To the front are flowerbeds, well stocked with seasonal plants whilst a gated side path leads to the rear of the cottage where there is a raised area of garden including a lawn with well stocked borders, a paved terrace and an ornamental pool all nicely surrounded by fencing. A nearby path leads to the village allotments operated by the Parish Council which, subject to availability, may be an attraction for someone keen to grow their own vegetables etc.			
Services	We understand Mains Water and Electricity are connected whilst drainage is to a Septic Tank.		
Tenure	Freehold with vacant possession.		
Rating Band	"D"		
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/0220-0140-0189-8102-1553		



FLOORPLAN FOR IDENTIFICATION PURPOSES 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)

71 Shrewton Road Chitterne WARMINSTER BA12 0LN	Energy rating C	Valid until: 7 April 2035
		Certificate number: 0220-0140-0189-8102-1553

Property type	Detached house
Total floor area	96 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 C. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		