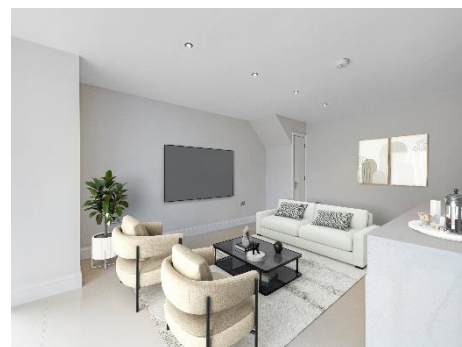
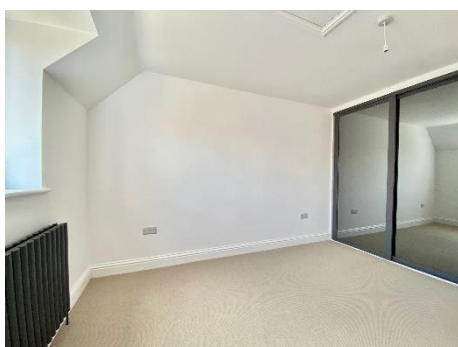


DAVIS & LATCHAM ESTATE AGENTS

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- Superb New Detached House** • **Popular Wylde Valley Village**
10 Year NHBC Warranty • **Snug, Cloakroom, Utility Room**
Open Plan Sitting/Dining/Kitchen • **3 Bedrooms each with En Suite**
Garage & Driveway Parking • **Easily Tended Garden**
Underfloor Heating via Air Source Heat Pump • **Upvc Sealed Unit Double Glazing**



Brambles, Green Lane, Codford, Warminster, Wiltshire, BA12 0NY

£485,000



Immediately available for occupation This Superb New Individual Detached House is nicely tucked away just off the centre of this popular Wylde Valley village. Entrance Hall, Study/Snug T.V. Room, Cloakroom, Utility Room, Stunning Open-Plan Sitting/Dining Room/Kitchen with range of high end appliances, 3 Double Bedrooms - Each with En-Suite Facilities, Integral Garage & Ample Driveway Parking, Easily Managed Rear Garden, Underfloor Heating via Air Source Heat Pump & Upvc Sealed-Unit Double Glazing. 10 Year NHBC Warranty, Ultra-Fast Full Fibre Broadband Connected.

Accommodation

THE PROPERTY is a well-appointed new individual detached house which has attractive mellow brick elevations with decorative cladding under a tiled roof and benefits from sealed unit double glazing. The light and airy living accommodation has the added bonus of an LG Therma V Air Source Heat Pump system serving a combination of radiators and underfloor heating – on the Lower and Middle levels each room has an independent underfloor heating control whilst the Upper Levels have radiators ensuring the property offers a highly efficient low carbon renewable alternative to traditional high carbon systems and will be sold with the benefit of a 10 year NHBC Warranty. The imaginatively planned layout would ideally suit someone seeking an easily run contemporary home in a popular village with good local facilities. **AVAILABLE FOR IMMEDIATE OCCUPATION** this is a rare opportunity to acquire an exceptional new home close to the everyday facilities of an active village community, and since homes of this calibre are scarce the Agents recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Codford is ideal for someone wishing to enjoy the benefits of country living, in a friendly and active rural community in the unspoilt Wylde Valley, bypassed by the A36 during the early 1990's and as a consequence now attracting little by way of through traffic although regular 'buses to Warminster and Salisbury stop at the entrance to Green Lane. Codford also has a highly regarded Primary School rated Good by Ofsted in 2023, two Churches - St Peter's and the century's old St Mary's with its adjacent ANZAC Commonwealth war graves, a Doctor's clinic, a Veterinarian practice, a Café and a Garage/Filling Station which also hosts a Budgens convenience store, whilst the village also boasts a popular theatre - The Woolstore and Wessex Internet have recently installed ultra-fast full fibre broadband in the village. Warminster 7 miles to the West has excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops, good schooling, and a wide range of other amenities which include a theatre and library, clinics and hospital, and a railway station. Rail users enjoy regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. The other main centres in the area including Westbury, Trowbridge, Frome and Salisbury are all within easy driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide swift road communications throughout the West Country and further afield to London via the A303/M3 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

- | | |
|--|---|
| Entrance Hall | having tiled flooring with underfloor heating, understair cupboard, personal door to Garage and an easy staircase to the Middle Floor. |
| Cloakroom | having contemporary White suite comprising low level W.C., vanity hand basin. |
| Utility Room | having sink unit with cupboard under and matching overhead cupboard, plumbing for washing machine, cupboard housing BWT water softener, World Heat pressurised water tank, Wessex Internet ultra-fast full fibre broadband terminal with Nokia router, electrical fusegear and side door to Garden. |
| Study/Snug T.V. Room 12' 10" x 6' 9" (3.91m x 2.06m) having underfloor heating and telephone point. | |

Middle Floor Landing with built-in shelved cupboard.

Stunning Open Plan Sitting/Dining Room/Kitchen 23' 3" x 21' 4" (7.08m x 6.50m) comprising well-appointed Kitchen Area with Quartz worksurfaces and range of contemporary Matt Charcoal units including ample cupboards and deep pan drawers and shelving with LED lighting. A large island unit incorporating stainless steel sink with pillar tap, features pendant lighting and breakfast surface. High end integrated AEG appliances include Induction Hob with Filter Hood above, Double Oven, Microwave, Fridge/Freezer and Wine Cooler. Sitting/Dining Space with ample room for dining furniture, sofas etc, polished porcelain flooring with underfloor heating, recessed lighting and built-in cupboard, telephone point, Velux roof window and triple bi-fold doors opening onto Terrace.

A further flight of stairs lead to:

Upper Floor Landing having Velux roof window ensuring natural light.

Bedroom One 12' 9" x 11' 7" (3.88m x 3.53m) having radiator, built-in mirror-fronted wardrobe cupboard, telephone point and door into:

En-Suite Shower Room having contemporary White suite comprising walk-in shower with thermostatic control, glazed splash screen, vanity hand basin, low level W.C., LED mirror, extractor fan, towel radiator complementary wall and floor tiling with underfloor heating.

Bedroom Two 11' 8" x 9' 6" (3.55m x 2.89m) having radiator, built-in wardrobe cupboard, telephone point, hatch with folding ladder to loft and door into:

En-Suite Shower Room having contemporary White suite comprising walk-in shower with thermostatic control, glazed splash screen, pedestal hand basin, low level W.C., LED mirror, extractor fan, towel radiator and complementary wall and floor tiling.

A further short flight of stairs lead to Spacious Landing and:

Bedroom Three 16' 4" x 16' 2" (4.97m x 4.92m) having 2 radiators, 3 Velux roof windows ensuring plenty of natural light and ventilation, built-in wardrobe cupboard, telephone point, recessed lighting and door into:

En-Suite Bathroom having contemporary White suite comprising panelled bath with thermostatic controls, glazed splash screen, pedestal hand basin, low level W.C. with concealed cistern, LED mirror, complementary wall and floor tiling, towel radiator and Velux roof window ensuring plenty of natural light and ventilation.

OUTSIDE

Integral Garage 20' 8" x 9' 9" (6.29m x 2.97m) approached over brick pavior driveway proving ample off-road parking, having remotely operated roller shutter door, power & light and internal door to Hall. The Garage is EV ready.

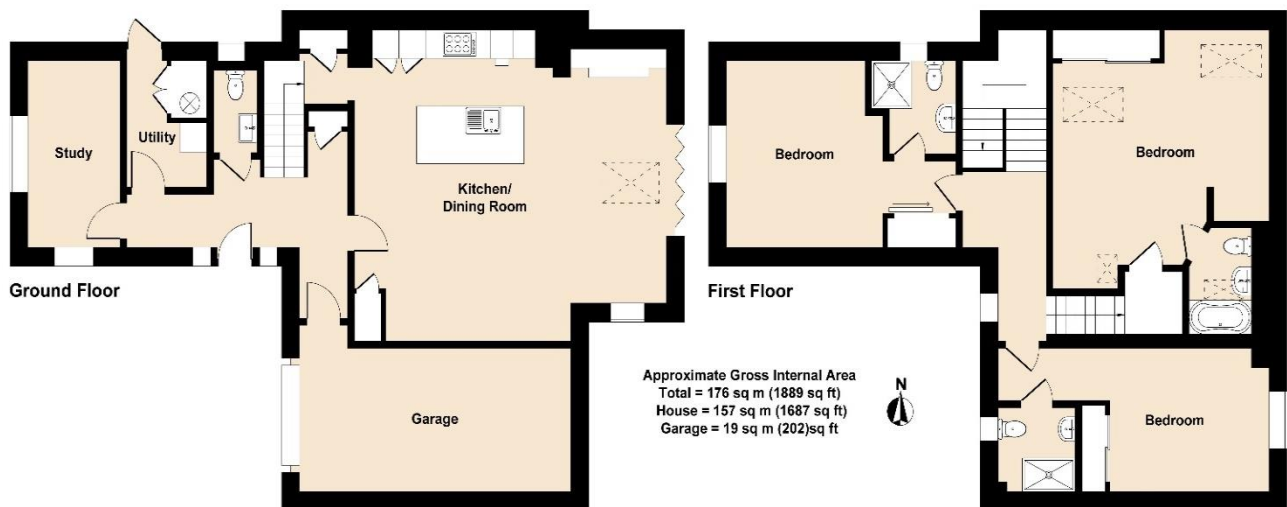
The Easily Maintained Gardens are located to the rear of the property and include a sizeable paved terrace and areas of lawn nicely screened by walling and fencing with courtesy. A gated path to one side provides front to rear access to the Garden and the discretely screened LG Air Source Heat Pump. The Gardens have courtesy lighting and would suit someone for whom inside space is more a priority than outside.

Services We understand Mains Electricity and Water are connected to the property whilst Drainage is to a Private System.

Tenure Freehold with vacant possession.

Rating Band To Be Assessed

Tenure	Freehold with vacant possession.
Rating Band	To Be Assessed
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/0370-3983-7080-2324-2821



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
 DAVIS & LATCHAM
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PLEASE NOTE

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Energy performance certificate (EPC)

Brambles Green Lane Codford WARMINSTER BA12 0NY	Energy rating B	Valid until: 26 August 2034
		Certificate number: 0370-3983-7080-2324-2821

Property type	Detached house
Total floor area	160 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 B. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	91 B
69-80	C		
55-68	D		
39-54	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