

DAVIS & LATCHAM ESTATE AGENTS

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- Spacious modern Detached House** • **In a small exclusive residential development**
Cloakroom, Dual Aspect Sitting/Dining Room with open fire • **Spacious Kitchen/Breakfast Room, Utility Room**
Principal Bedroom with En-Suite • **Family Bathroom & 4 Further Bedrooms**
Garage & Parking • **Large Garden Enjoying Views Over Adjoining Farmland**
Electric Economy 7 Heating • **Upvc Sealed-Unit Double Glazing**



5 Greenhill Place, Codford, Warminster, Wiltshire, BA12 0DT

£545,000



This spacious modern Detached House occupies an edge of Village setting in a small exclusive residential development which enjoys unspoilt views over adjoining countryside. Porch, Hall, Cloakroom, Pleasant Dual Aspect Sitting/Dining Room with open fire, Spacious Kitchen/Breakfast Room, Utility Room, Principal Bedroom with En-Suite Bathroom, Family Bathroom & 4 Further Bedrooms, Garage & Parking, Large Garden enjoying lovely views over adjoining Farmland, Electric Economy 7 Heating & Upvc Sealed-Unit Double Glazing.

Accommodation

THE PROPERTY is a spacious, imaginatively designed double-fronted detached house, built in 1998 and occupied by the vendor from new which has attractive brick elevations under a mansard-style roof. The comfortable accommodation is arranged on 3 floors and benefits from Economy 7 Electric heating together with Upvc sealed-unit double glazing whilst in 2021 all fascias, soffits and 2nd floor dormer window surrounds were replaced with Upvc. The property boasts a generously proportioned plot and will appeal to a family seeking a home close to the everyday facilities of a friendly and active Wylde Valley village community and as homes of this nature are scarce the Agents recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Ideal for someone wishing to enjoy country living, Greenhill Place is a small exclusive close of 12 homes nicely tucked away yet within easy reach of all village amenities. Codford was bypassed during the early 1990's and now attracts little by way of through traffic although regular 'buses to Warminster and Salisbury stop nearby. The village has a highly regarded Primary School and Pre-School - both rated Good by Ofsted by Ofsted in 2023, two Churches - St Peter's and century's old St Mary's with adjacent ANZAC Commonwealth war graves, a Doctor's clinic and dispensary, a Veterinarian practice, a Café and a nearby Garage/Filling Station which hosts a Budgens convenience store. Codford also boasts the popular Woolstore Theatre and we understand 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 and a host of independent shops, eateries and cafes and a wide range of other amenities which include a theatre and library, clinics and hospital, and a beautiful town park. Rail users enjoy regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other 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 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

Canopy Porch	with courtesy lamp and glazed front door with decorative Rose motif opening into:
Entrance Hall	having night store heater, shelved understair cupboard and staircase to First Floor and
Cloakroom	with White suite comprising level W.C., hand basin with complementary tiling, shaver point, electric panel heater and extractor fan. From the Hall double doors open into the Sitting Room.
Pleasant Sitting Room	16' 9" x 15' 11" (5.10m x 4.85m) a delightful room enjoying triple aspects affording fine views across the adjoining farmland and having an open fireplace with decorative Pine surround and slate hearth, T.V. aerial point, 2 night store heaters, useful understair cupboard and glazed double French doors opening onto Garden Terrace.

- Spacious Kitchen/Breakfast Room** 15' 10" x 10' 2" (4.82m x 3.10m) enjoying dual aspects, having comprehensive range of postformed worksurfaces, inset 1½ bowl sink and ample drawer and cupboard space, complementary tiling and matching overhead cupboards, built-in Electric Double Oven/Grill, Electric Halogen Hob, integrated Dishwasher and Fridge/Freezer, laminate flooring, ample space for breakfast table and chairs, night store heater, electrical fusegear and door to Utility Room.
- Utility Room** ideal for damp coats and wet wellies, having postformed worksurface with complementary tiling, drawer and cupboard under, plumbing for washer/dryer, laminate flooring and glazed door to Garden.
- First Floor** Landing having wall light points, built-in shelved linen cupboard housing hot water cylinder with immersion heater fitted and staircase to Second Floor.
- Family Room/Bedroom Three** 15' 10" x 14' 0" (4.82m x 4.26m) a superb dual aspect room - great as a First Floor Family Room enjoying lovely views, having telephone/broadband point, T.V. aerial point and night store heater.
- Bedroom Four** 10' 4" x 7' 9" (3.15m x 2.36m) also enjoying lovely views, having night store heater and T.V. aerial point.
- Bedroom Five** 10' 4" x 7' 9" (3.15m x 2.36m) enjoying lovely views and having night store heater.
- Family Bathroom** having White suite comprising panelled bath with shower/mixer tap, pedestal hand basin and low level W.C., complementary tiling with decorative frieze, shaver point, electric towel rail, fan heater and extractor fan.
- Second Floor Landing** having access hatch to loft space and wall light points.
- Bedroom One** 16' 0" x 14' 11" (4.87m x 4.54m) maximum enjoying dual aspects, having 4 built-in corner eaves wardrobe cupboards, T.V. aerial point, night store heater and door into En Suite Bathroom.
- En-Suite Bathroom** having White suite comprising panelled bath, separate tiled shower enclosure with Triton shower controls, pedestal hand basin, low level W.C., complementary tiling, Velux roof window, shaver point, heated towel rail, fan heater and extractor fan.
- Bedroom Two** 12' 4" max x 10' 4" (3.76m x 3.15m) which enjoys fine views, having night store heater and 2 built-in eaves cupboards.
- Greenhill Place** is approached off Green Lane via Rickworth Place and features mature soft landscaping and a central brick pavior forecourt leading to the Garage 16'6" x 8'9" having an up & over door and power & light connected whilst there is an additional parking space to the side of the Garage.
- The Property Features a Generously Proportioned Plot.** To the front is a small area of lawn and shrubs whilst a path leads to the front door. A handgate leads into the sizeable Rear Garden which includes a paved terrace and outside tap and an extensive area of lawn and established shrubs all nicely surrounded by closeboarded fencing ensuring privacy without compromising the views of the adjoining farmland towards the distant downs.
- Services** We understand Metered Mains Water and Electricity are connected to the property. Greenhill Place is served by a Private Drainage Treatment system, and along with other shared facilities including two visitor parking places and some landscaping, there is an annual service charge for their upkeep, currently £100 per quarter. Greenhill Place was administered by a management company Greenhill Place Estates Limited to which each owner belonged, however this was dissolved in 2018 to make administration easier and was replaced by a Residents Association to whom each household pays the quarterly Service Charge.

In addition, there is an annual charge of £69 per household to the Environment Agency for the Licence to Discharge.

Tenure

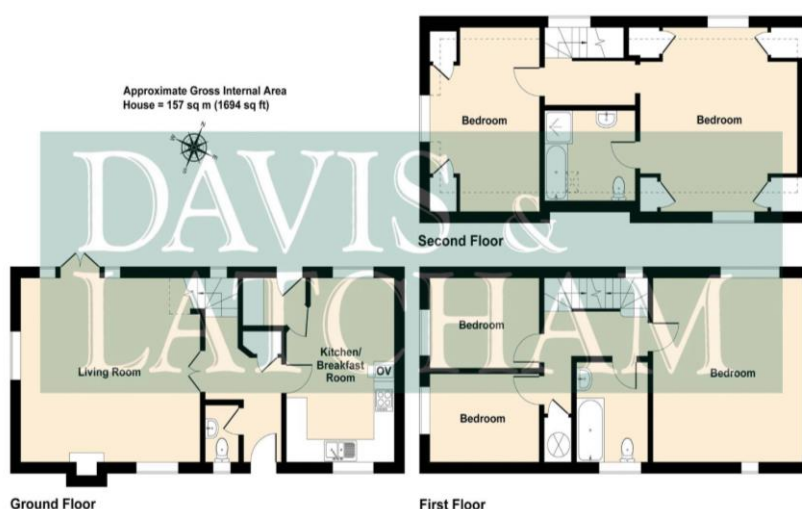
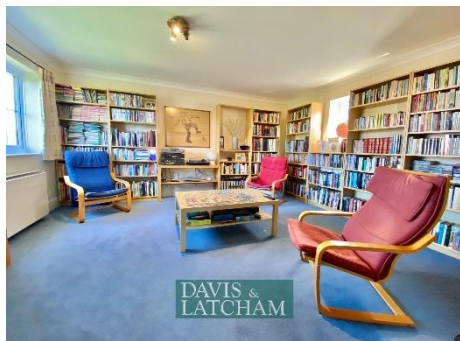
Freehold with vacant possession.

Rating Band

"F"

EPC URL

<https://find-energy-certificate.service.gov.uk/energy-certificate/0210-2200-2405-1618-1204>



Ground Floor

First Floor

VIEWING

By prior appointment through
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PLEASE NOTE

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Energy performance certificate (EPC)

5 Greenhill Place Codford WARMINSTER BA12 0DT	Energy rating D	Valid until: 26 September 2035
		Certificate number: 0210-2200-2405-1618-1204

Property type	Detached house
Total floor area	155 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 D. It has the potential to be C.

[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		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		