



📍 10 Cherry Orchard, Codford, Warminster, Wiltshire, BA12 0PN

🏠 £250,000

A recently refurbished 2-bedroom semi-detached home, in the sought after village of Codford. The property is sold with no onward chain and has live planning permission for an extension to add to the current accommodation.

- Recently refurbished
- 2-bedrooms
- Semi-detached
- Planning permission granted for double storey extension
- Generous garden with decked seating area
- Off street parking
- Sought after village location
- No onward chain

🏡 Freehold

🏠 EPC Rating E



A fantastic opportunity to acquire a beautifully refurbished two-bedroom semi-detached home in a quiet and well-regarded village setting. The property has been thoughtfully modernised throughout, offering stylish and comfortable living with a layout that makes great use of the space.

On the ground floor, an entrance porch provides the ideal space for coats and boots. The entrance hall leads into a bright and spacious reception room, ideal for relaxing or entertaining. The kitchen/breakfast room is a great size, with modern fittings to include integral dishwasher, integral fridge/freezer, electric oven, electric hob, a handy large storage cupboard with sliding doors and a door opening onto the garden—perfect for indoor-outdoor living.

Upstairs, two well-proportioned bedrooms provide comfortable accommodation, with the main bedroom benefiting from generous proportions and built in storage. A contemporary family bathroom completes the first floor.

A major highlight is the planning permission already granted for a two-storey extension, giving scope for further enhancement.

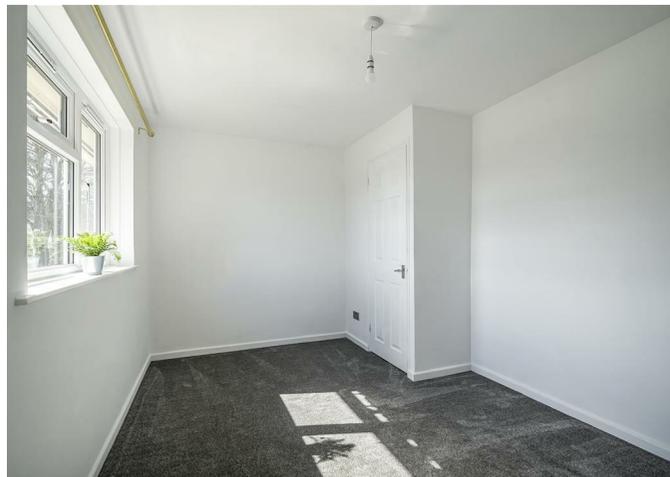
Outside, the property enjoys a good-sized garden with plenty of lawn space and a large decking area for private seating. Parking is available for multiple vehicles, completing this superb home in a desirable village location.

#### **Situation**

Codford is a sought-after village with a strong community spirit. It boasts an active village hall and a large range of amenities, including a shop, primary school, petrol station, cafe, 2 churches, doctors surgery, Woolstore Theatre and a social club.

The picturesque Wylve Valley offers a range of rural pursuits, such as walking, cycling, riding and fishing. Racing can be found at Wincanton, Bath and Salisbury. Golf can be enjoyed at Rushmore, South Wilts and Orchardleigh, to name but a few. Warminster lies 7 miles to the north west, offering a comprehensive range of amenities.

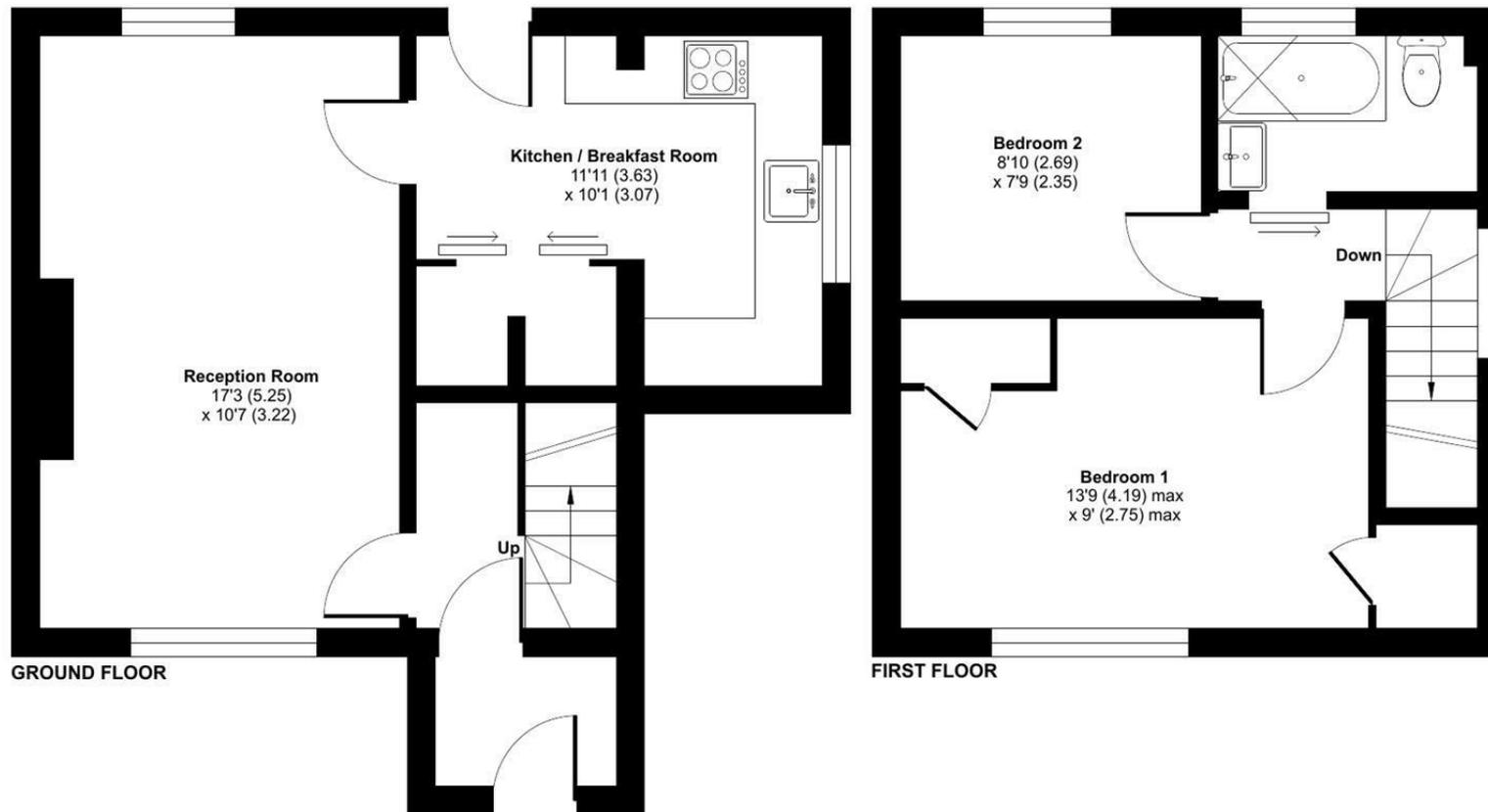
#### **Property information**



# Cherry Orchard, Codford, Warminster, BA12

Approximate Area = 669 sq ft / 62.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2025. Produced for Strakers. REF: 1271383

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