



Whitehill Cottage, Swainsford, Mere, Warminster, Wiltshire

The perfect blend of an old and new house with a useful field and stables.

Guide Price
£710,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Whitehill Cottage, Swainsford, Mere, Warminster, Wiltshire, BA12 6JU

- A delightful rural cottage with stunning views
- A blend of new and old with enclosed gardens
 - Property extends to some 0.596 of an acre
 - Two Hunter stables and field shelter
- Two driveways with plenty of parking and car port
 - Approximately 1 mile from centre of Mere
- A303 & Gillingham Station both within approximately 4 miles
 - Rural hamlet within the farming community

Viewing strictly by appointment
Symonds & Sampson
01258 473766





The perfect blend of an old and new house with a useful field and stables.

Whitehill Cottage has been extended and renovated over the years and is now a deceptively spacious house of some 2,295sqft internally (213qsm).

A generous entrance hall from the village lane path gives access to the stairs and the reception room with the kitchen being the hub of the house off to the side.

The 20ft sitting room has wood floors, sliding doors to outside towards the stables, and a wood burning stove as a central feature. The dining room has French doors to outside, is dual aspect and sits at the end of the hallway. The other end has a door to the kitchen and then onto the breakfast area and back door.

The kitchen really is the heart of the home with a large dining area to the rear overlooking the formal garden and has a lovely off-set area for a sofa and tv. The sliding

picture window doors give access to the patio area and garden. There is a range of wall units with pan drawers, induction hob with extractor, space for American style fridge and a Belfast sink below the window. There is a further rear garden door and boot room along with a cloakroom to the garden side. Adjacent to the kitchen area is a drying room and a separate bathroom by the side entrance door that gives access, in turn, to the car port, garage and further parking.

On the first floor is a wide landing with views over the surrounding countryside. The principle bedroom has a balcony with views over the field and towards a glade of trees and more countryside beyond. The family bathroom is next to the principle bedroom and can be enclosed as an ensuite if required leaving a dressing area opposite. The two further bedrooms are both doubles.

Situation

Swainsford is a small rural hamlet between the towns of Mere to the north and Gillingham to the south, giving a

range of amenities and facilities and main line rail at Gillingham some 4 miles. Road communications has the A303 just 3 miles to the north giving access to the West Country or towards the Home Counties or London.

Directions

From Gillingham, head north on the B3092 towards Mere. Through Milton on Stour turn right towards Huntingford. Keeping left on the sharp bend, take the next right and after 0.7 miles, Whitehill Cottage is on your left hand side.

Alternatively, from the clock in the centre of Mere, go down Boar Street connecting onto Pettridge Lane before joining Shaftesbury Road past the Walnut Tree pub. After 0.6 miles and exiting the town outskirts, turn right and Whitehill Cottage is approximately 160 meters along on the right hand side.

Outside

There are two wide gated driveways, one for the stables side and one for everyday cars with its parking area and car port. The garage has been partly incorporated with the

house so has good space for freezers and very good storage.

The field is beyond the garden fence and has a shelter to one side. The whole property is some 0.596 of an acre in amongst open countryside.

The gardens are mainly laid to lawn, interspersed with rose and flower beds, and a covered area below the principle bedroom terrace. Level access is to the stables, both hunter size and the further parking to the western side. The front garden is behind a hedge on the lane and has a path to the front door. Therefore the house has good privacy from the country lane but also has views over the Blackmore Vale towards Dorset.

Services

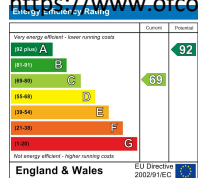
Mains water and electricity are connected to the property. Private drainage. Oil fired central heating system.

Local Authority

Wiltshire Council Tel: 0300 4560100
Council Tax Band: C

Property Information

Broadband - Standard broadband is available. Mobile phone coverage is available indoors and outdoors for all networks. (Information from Ofcom <https://www.ofcom.org.uk>)



WT May 2024

Whitehill Cottage, Swainsford, Mere, Warminster

Approximate Area = 2172 sq ft / 201.8 sq m
Garage = 123 sq ft / 11.4 sq m
Outbuildings = 404 sq ft / 37.5 sq m
Total = 2699 sq ft / 250.7 sq m

For identification only - Not to scale

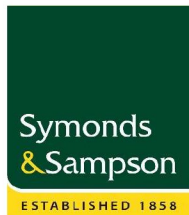


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Symonds & Sampson. REF: 1118390



01258 473766

Agriculture House Market Place
Sturminster Newton
Dorset
DT10 1AR
sturminster@symondsandsampson.co.uk



IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

