



Church House

Church Street, Maiden Bradley, BA12 7HN

Semi-Detached Country House

An elegant country house in the sought after village of Maiden Bradley. The property benefits from character features throughout, a large garden and driveway parking for multiple vehicles.

£2250 per calendar month | Available now

t. 01747 356099

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**Church House
Church Street
Maiden Bradley
BA12 7HN**

Description/Location

Church House is a stunning semi-detached 3 bedroom property, benefitting from driveway parking and a generous garden. The property is located down a long private track, and whilst it is situated next to a working farm it is very peaceful and secluded.

The village of Maiden Bradley offers a range of local amenities including a public house, village shop and café, recreation ground and village hall with a busy social calendar.

Located approximately 6 miles from Mere, Frome and Warminster and 8 miles from Bruton. The market town of Frome holds a monthly artisan and craft market which is one of the largest in the country. It also has a lively arts and music scene. The town of Bruton is home to the highly regarded art gallery Hauser & Wirth with The Roth Bar and Grill which hosts various cultural events throughout the year.

The independent school of Port Regis is just 20 minutes from the property and 4 miles to the south is the A303 London to Exeter trunk road. Nearby train stations are at Gillingham (South West Trains) and Westbury (Great Western Railway), with services to London and the South West.



EPC

The cottage has an EPC rating 'E46'.

Services

The property is heated via oil fired central heating, mains water and electrics, with private drainage.

Ofcom indicates there is superfast broadband (up to 41Mbps) available to the property, and fibre internet from end of 2026 via Wessex Internet. Mobile phone signal is good outdoors. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom online checker.

Local Authority

Council Tax Band 'G' - Wiltshire Council

Terms

The rent is £2250 per calendar month, payable monthly in advance, exclusive of council tax and all utilities.

A holding deposit of £515 is payable to secure the property (see further details and conditions in our fee summary) and £2250 is payable as a security deposit.

Restrictions

Pets by application.

Availability

The property is available now.

Viewings

Strictly by prior appointment through Fowler Fortescue.

Accommodation

A stone porch leads to the front door and into a large grand entrance hallway with flagstone floor and doors leading to:

KITCHEN/ DINING ROOM

A large kitchen with a large island unit, double sink, AGA, separate gas hob and electric double oven. Space for a large table and original sash windows overlooking the gardens.

UTILITY ROOM

With space for a number of white goods.

DRAWING ROOM

A large open room with, open fire, large original sash windows overlooking the garden, exposed floorboards and exquisite coving, with a door to the garden. Door leading to:

STUDY / SNUG

Another large reception room with an open fire, sash windows, and built in bookcases

DOWNSTAIRS CLOAKROOM

BOOTROOM

A large walk in cupboard perfect for storing coats and shoes.

TWO CELLARS

First Floor

The grand staircase leads to the first floor and is well lit by a large picture window on the half landing.

BEDROOM 1

A large principle suite with separate DRESSING ROOM and ENSUITE BATHROOM. With large original sash windows on the east and south elevations the room enjoys the morning and midday sun. The room also benefits from built in wardrobes.

BEDROOM 2

A large double aspect double room with feature fireplace.

BEDROOM 3

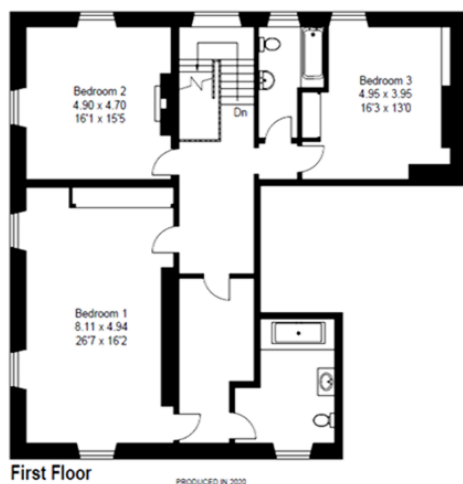
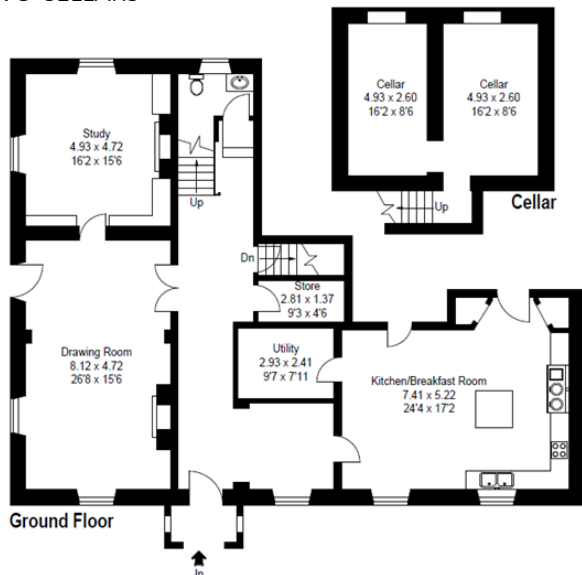
Another great sized double room with built in wardrobes.

BATHROOM / ENSUITE TO BED 3

To be used either as a family bathroom or an ensuite to bedroom 3. With shower over bath, basin and WC

Outside

There is a large wrap around garden, mainly laid to lawn with a patio area off the main drawing room. The property is surrounded by mature trees and shrubs, with plenty of space for entertaining and enjoying the outdoors. The property benefits from a private driveway with parking for multiple vehicles.



Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

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