



📍 3 The Stables, Chitterne, Warminster, Wiltshire, BA12 0LU

🏠 £280,000

A well presented, two bedroom, period property which forms part of a small, private development, tucked away off a country lane in the popular village of Chitterne. The property benefits from a good sized, well maintained and immensely private garden and off street parking.

- Attractive Stables Conversion
- Two bedrooms
- Sitting Room With Woodburning Stove
- Conservatory
- Good Sized, Private Garden
- Double Glazing
- Allocated Parking Space
- Quiet, Village Location

🏠 Freehold

🏠 EPC Rating D



A well presented, period property which forms part of a small, private development, tucked away off a country lane in the popular village of Chitterne. The property benefits from a good sized, well maintained and immensely private garden and off street parking.

The property offers accommodation over two floors comprising; entrance hall with stairs to first floor and cupboard underneath, good sized sitting room with inset wood burning stove and French doors opening onto the garden, kitchen with built in oven, hob and extractor, conservatory/sun room with French doors opening onto the garden, two bedrooms and a shower room with white suite.

Externally; there is a good sized, predominately lawned garden with paved patio and timber decked seating areas, well stocked flower and shrub beds, ornamental bushes and mature trees. The garden has been lovingly maintained and enjoys a good deal of privacy.

Allocated parking space in the carpark next to The Stables.

The owners of the 8 properties in The Stables each have 1 share in The Stables Chitterne Management Company and pay a service charge of £440.00 per annum, which covers car park and courtyard lighting, upkeep of communal areas and maintenance of the private drainage treatment plant.

Situation

The Stables are pleasantly tucked away at the end of a country lane in a quiet backwater of the small village of Chitterne, surrounded by the wide-open spaces of the Salisbury Plain and should appeal to keen cyclists and ramblers alike. Chitterne a close-knit village with a vibrant community spirit, a pub (The King's Head), a village hall, and a sports field. Further shops and services can be found in the nearby, larger villages of Codford and Heytesbury and there are good road links to Salisbury, Bath, and London via the A36/A303.

Property Information

Tenure; Freehold

Mains electricity, water and private drainage (treatment plant)

Electric heating

Council tax band; C

EPC Rating; D



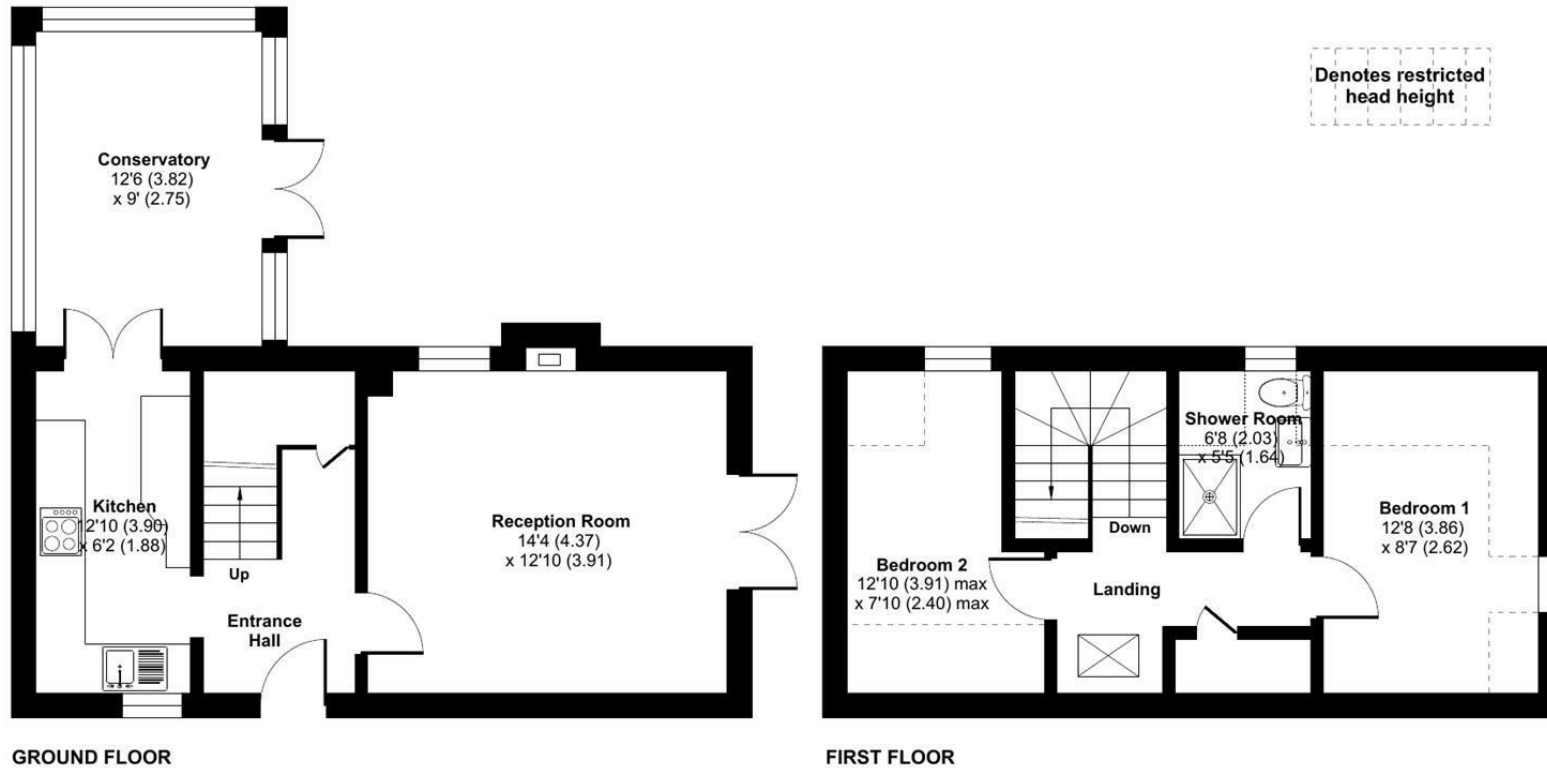
The Stables, Chitterne, Warminster, BA12

Approximate Area = 749 sq ft / 69.5 sq m

Limited Use Area(s) = 82 sq ft / 7.6 sq m

Total = 831 sq ft / 77.1 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). © nitchecom 2026. Produced for Strakers. REF: 1447537

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.