CHAFFERS
ESTATE AGENTS









Portnells Lane

Zeals, Warminster, BA12 6PN

A charming detached period stone cottage set within approximately 0.45 acres, enjoying a peaceful, pretty village location within easy distance of church, primary school, public house and quick access to the A303. The property offers two well-proportioned bedrooms and retains much of its traditional character, complemented by the practicality of garage and off-road parking. EPC Band:- E

Offers Over £480,000 Freehold

Council Tax Band: E

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DESCRIPTION

A charming detached period stone cottage set within approximately 0.45 acres, enjoying a peaceful, pretty village location. The property offers two well-proportioned bedrooms and retains much of its traditional character, complemented by the practicality of garage and off-road parking.

The generous grounds are a particular highlight, featuring a mature garden with established apple trees, a pergola, and a dedicated seating area, ideal for outdoor dining and relaxation. Additional outbuildings include a garden shed/workshop and garage, providing excellent storage and hobby space offering an attractive blend of period charm, outdoor space, and village living, making it an ideal home for those seeking a rural lifestyle with community surroundings.

This delightful cottage is brimming with character and warmth, with accommodation arranged over two floors and in brief comprises:- Porch with port hole window, exposed beams, double glazed rear window and glazed door to: double aspect sitting room which forms the heart of the home featuring exposed beams and a traditional fireplace housing a wood burner, perfect for cosy evenings; double aspect kitchen/breakfast room fitted with a range of floor and wall units including Worcester oil boiler, space for cooker, plumbing for washing machine and door to:- rear hall featuring a port hole window, door to outside, access to loft and doors to:- double aspect dining room with stairs to first floor, storage understairs, patio doors to garden; shower room with corner tiled shower cubicle, pedestal wash basin, low level WC and spot lights. On the first floor there are two bedrooms, a cloakroom and a snug. The snug has exposed beams and access to the loft; triple aspect main bedroom with built in wardrobe, airing cupboard and access to loft; double aspect bedroom 2 with Oriel window and exposed beams; cloakroom fitted with a white low level WC, vanity wash basin and extractor fan.

OUTSIDE

A large, well-established garden laid mainly to lawn and bordered by mature trees, including productive apple trees, creating a private and attractive setting. A pergola provides a pleasant seating area for outdoor dining and relaxation, while a garden shed/ fully insulated workshop with light and power offer excellent storage and workspace options.

To the front, the property is enclosed by a traditional stone wall and hedging with a five-bar gate opening onto a driveway and is complemented by areas of lawn and established shrubs, giving the approach an appealing and well-maintained feel. Also, to the front of the property there is an additional gravelled driveway that leads to a garage fitted with an up-and-over door.

LOCATION

The sought after village of Zeals in Wiltshire is close to the three counties point with Dorset and Somerset and has an active community with a church, primary school and a public house. The neighbouring village of Bourton is contiguous with Zeals and has a village store including a Post Office a petrol station and a public house. The village is within easy driving distance of several small market towns including Wincanton, Gillingham and Bruton. The village lies close to the River Stour with its source at nearby Stourhead.

There are excellent communications with the A303 within five minutes drive providing good road access to London and the South West. There are also excellent rail links with stations at Gillingham, Castle Cary, Tisbury & Warminster. Bristol and Bournemouth Airports are also within a comfortable driving distance.

ADDITIONAL INFORMATION

Services: Mains Water, Oil Fired Central Heating, Electricity & Septic Tank.

Council Authority: Wiltshire Council ~ Council Tax Band: E

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: E



Directions

From our Gillingham Office proceed down the High Street and bear right onto St Martin's Square. At the 'T' junction turn right onto Le Neubourg Way/B3092. At the roundabout take the first exit onto B3092. Continue on this road and at the next roundabout take the 2nd exit to stay on the B3092 heading towards Milton On Stour. Turn left at Milton Manor and stay on this road heading towards Bourton. Continue onto Fantley Lane and at the crossroads turn right onto New Road. Continue on this road heading into Zeals. After a short distance, turn left onto Portnells Lane (just before the Bell & Crown on your right). Continue on this road where the property can be found at the end of the lane on the left hand side.









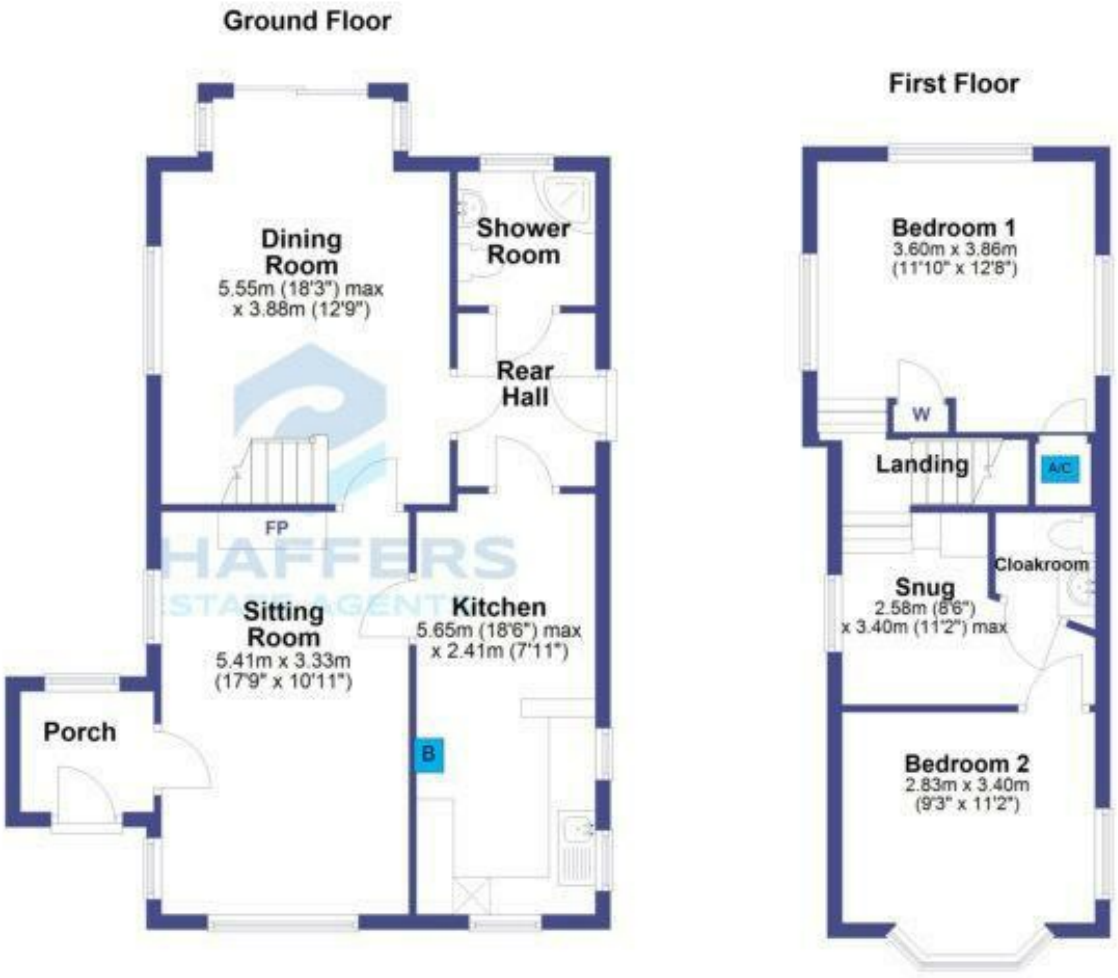




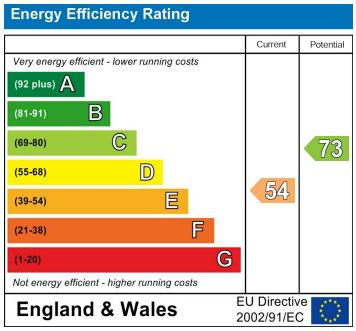




Floor Plan



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