

Symonds
& Sampson

1 Stoney Bridge

West Knoyle, Warminster, Wiltshire

1 Stoney Bridge

West Knoyle
Warminster
Wiltshire BA12 6AF

A very well presented extended semi-detached house on the edge of this sought after village, with a lovely garden and super studio.



- Four bedroom house
 - Ground floor bedroom and ensuite
- Light and bright sitting room with open fire
 - Excellent kitchen / dining room
- Established well maintained rear garden
 - Superb 27' studio
- Off-road parking for several cars

Guide Price **£435,000**

Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk



THE PROPERTY

1 Stoney Bridge is a semi-detached house of brick elevations under a pitched tiled roof (check photos) that has been in the same ownership for the last 40 years. The house has been well-maintained had a kitchen extension added in 1991. There is a separate larder off the kitchen. The sitting room is a dual aspect south facing room with an open fire and French doors to the garden. The kitchen / dining room is a good family space and a ground floor bedroom and ensuite shower room gives flexibility. The well equipped kitchen has a utility room off it. On the first floor the master bedroom is a dual aspect room with an ensuite shower room and there are two further bedrooms.

OUTSIDE

The property is approached from Stoney Bridge on to a drive with ample off-road parking for three cars or a camper van and one car. The front garden has three raised beds and plenty of sun and shelter. At the side of the house is a super studio measuring 8.5m x 3.5m of timber construction by Dunster House with double skinned insulated walls and roof, good LED lighting and ample 13A electric sockets as well as two radiators supplied from the central heating system. This is a versatile space currently used as a studio but would be perfect for many uses such as office, yoga, fitness, workshop / creative space.

SITUATION

West Knoyle is deservedly considered to be one of Wiltshire's best villages nestled amongst rolling countryside within a designated area of outstanding natural beauty. The village has a famous twelfth century church as well as a thriving village hall and many walks to be appreciated around the local area. The property is located opposite a footpath leading to acres of Woodland Trust land. There is a petrol station, with shop, one mile away. The neighbouring village of East Knoyle has a shop and nearby Hindon has two pubs, a shop and a post office. Shaftesbury, Gillingham and Mere are within easy access. There are main line railway stations at Gillingham and Tisbury with regular services to London Waterloo. The A303 gives fantastic access to both London and the South West.

DIRECTIONS

What3words///paradise.visits.apartment

SERVICES

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

MATERIAL INFORMATION

Standard & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: C

Agents Note: Oil Fired Boiler replaced August 2026



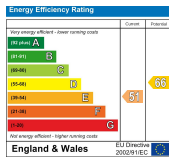
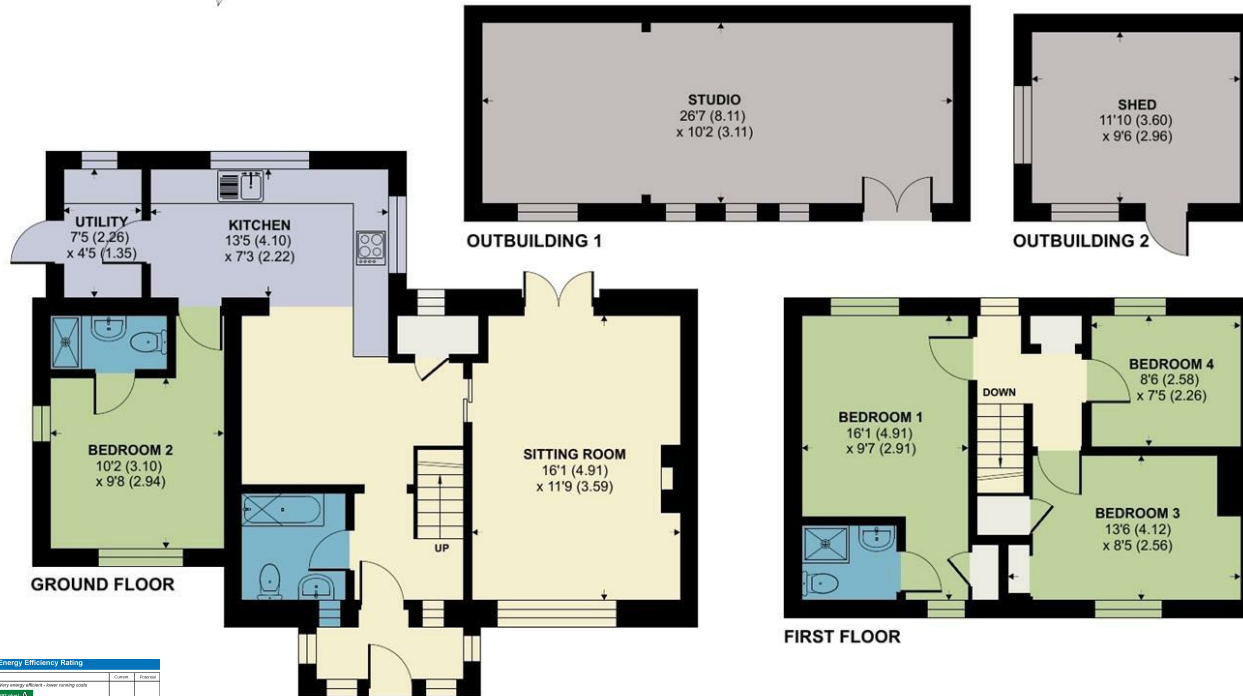
Stoney Bridge, West Knoyle, Warminster

Approximate Area = 1131 sq ft / 105 sq m

Outbuildings = 386 sq ft / 35.8 sq m

Total = 1517 sq ft / 140.8 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). © nichecom 2026. Produced for Symonds & Sampson. REF: 1425023



STU/GWB/0426



01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT