

DAVIS & LATCHAM ESTATE AGENTS

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| <p>Deceptively spacious Terraced Victorian cottage</p> <p>Spacious Kitchen/Diner, Cloaks/Utility Room</p> <p>Spacious First Floor Study/Landing</p> <p>Ample Off-Road Parking</p> <p>Oil-fired Central Heating to radiators</p> | <ul style="list-style-type: none"> • On the fringes of this popular Wylde Valley Village • Sitting Room & Double Glazed Conservatory • Bathroom & 2 Double Bedrooms • Easily Managed Cottage Gardens • Upvc Sealed unit Double Glazing |
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125 High Street, Codford, Warminster, Wiltshire, BA12 0NH

£295,000



This deceptively spacious Terraced Victorian cottage occupies a pleasant setting on the fringes of this popular Wylde Valley Village. Spacious Well Appointed Kitchen/Diner, Inner Hall, Cloaks/Utility Room, Pleasant Sitting Room & Double Glazed Conservatory, Spacious First Floor Study/Landing, Bathroom & 2 Double Bedrooms, Ample Off-Road Parking & Easily Managed Cottage Gardens, Oil-fired Central Heating to radiators & Upvc Sealed unit Double Glazing.

Accommodation

THE PROPERTY is a charming early Victorian cottage in a small terrace of three which has attractive mellow brick elevations with decorative stone dripstones under a slate roof and benefits from cottage-style Upvc sealed unit double glazed windows and doors together with Oil-fired central heating to radiators served by a Grant boiler newly installed in 2025. This deceptively spacious period cottage provides comfortable well planned accommodation and represents an increasingly rare opportunity to acquire a realistically priced period home in this ever popular Wylde Valley village, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Codford is ideal for someone wishing to enjoy the benefits of country living, in a friendly and active rural community in the unspoilt Wylde Valley, bypassed by the A36 during the early 1990's and as a consequence now attracting little by way of through traffic although regular 'buses to Warminster and Salisbury stop nearby. Codford is an extremely well provided for village with a highly regarded Primary School rated Good by Ofsted in 2023, two Churches - St Peter's and the century's old St Mary's with its adjacent ANZAC Commonwealth war graves, a Doctor's clinic, a Veterinarian practice, a Café and a nearby Garage/Filling Station which also hosts a Budgens convenience store, whilst the village also boasts a popular theatre - The Woolstore. For home workers it's useful to know recently Wessex Internet have installed ultra-fast full fibre broadband in the village. Warminster 7 miles to the West has excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops, cafes and eateries together with good schooling, and a wide range of other amenities which include a theatre and library, clinics and hospital, and a railway station. Rail users enjoy regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. The other main centres in the area including Westbury, Trowbridge, Frome and Salisbury are all within easy driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide swift road access throughout the West Country and further afield to London via the A303/M3 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Approached by a double glazed front door opening into:

Spacious Well Appointed Kitchen/Diner 13' 0" x 12' 0" (3.96m x 3.65m) a delightful room with exposed stonework, inset 1½ bowl stainless steel sink, postformed worksurfaces, ample drawer and cupboard space, matching part-glazed overhead cupboards with pelmet lighting, recess with timber overbeam housing Electric Oven & Grill, Ceramic Hob and Filter Hood, plumbing for dishwasher, space for fridge/freezer, Grant Oil-fired boiler supplying central heating and domestic hot water - newly installed in 2025, recessed lighting, radiator, decorative wall panelling and ample space for a breakfast table & chairs.

Leading from the Kitchen is:

Inner Hall

having decorative wall panelling, terracotta tiled flooring and staircase to First Floor.

Cloaks/Utility Room having low level W.C., solid wood worksurface and inset china Belfast-style sink, cupboards under, radiator, plumbing for washing machine, extractor fan, electrical fusegear and terracotta tiled flooring.

Pleasant Sitting Room 18' 3" x 10' 4" (5.56m x 3.15m) enjoying views South across adjoining farmland, having understairs cupboard, central heating controls, T.V. aerial point, radiator and sliding double glazed door leading into double glazed Conservatory.

Double Glazed Conservatory 9' 0" x 8' 7" (2.74m x 2.61m) overlooking the Rear Garden with power & light connected and double doors opening onto Garden Terrace.

First Floor Spacious Study Landing having study space for a desk & chair with adjacent broadband terminal, wall light points and hatch with folding ladder to useable roof space with light connected.

Bathroom having White suite comprising panelled bath with hand/shower mixer taps, glazed shower enclosure with thermostatic shower controls, pedestal hand basin, low level W.C., complementary tiling, radiator and extractor fan.

Bedroom One 12' 1" x 10' 7" (3.68m x 3.22m) featuring a pretty Victorian stone fireplace with cast iron grate, a range of mirror-fronted wardrobe cupboards and radiator.

Bedroom Two 10' 11" x 10' 6" (3.32m x 3.20m) enjoying views South across adjoining farmland and having built-in wardrobe cupboard and radiator.

OUTSIDE

Ample Off Road Parking For Several Cars approached via a 5-bar gate beyond the end of the Garden.

The Gardens At the front of the cottage is a gated path to the front door with courtesy lighting flanked by shrubs and gravel for low maintenance. The Rear Garden enjoys a sunny South-westerly aspect and includes a terrace, outside tap, areas of gravel and lawn with borders stocked with seasonal plants and a picket fence with gate to the Parking.

Services We understand Mains Water and Electricity are connected to the property whilst Drainage is to a Septic tank which also serves the neighbouring cottage number 126 with the maintenance and emptying costs shared equally between the two properties.

Tenure Freehold with vacant possession.

Rating Band "A"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0027-1212-9806-9205-1204>





FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
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PLEASE NOTE

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy performance certificate (EPC)

125 High Street Codford WARMINSTER BA12 0NH	Energy rating C	Valid until: 1 February 2036
		Certificate number: 0027-1212-9806-9205-1204

Property type	Mid-terrace house
Total floor area	90 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		