

MAYFIELD COTTAGE

STOCKTON, WILTSHIRE



RV
RURAL VIEW

MAYFIELD COTTAGE

26 Stockton, Warminster, Wiltshire BA12 0SQ

Codford 1.5 miles, Wylve 2 miles, Warminster 8.5 miles, Salisbury 13.5 miles

A SUPERBLY PRESENTED COTTAGE STYLE HOME WITH COUNTRY VIEWS SITUATED IN A DESIRABLE RURAL VILLAGE SETTING IN THE BEAUTIFUL WYLYE VALLEY

Entrance Porch & Reception Hall | Good-Sized Sitting Room | Study/Snug

Hub-of-the-House Kitchen/Dining/Family Room

Utility/Boot Room | Cloakroom

Four Bedrooms | One with Dressing Area & En-Suite Shower Room | Family Bathroom

Delightful South Facing Garden | Detached Double Garage | Ample Parking



RV RURAL VIEW

The Loft, Tisbury, Wiltshire SP3 6JG

01747 442500

admin@ruralview.co.uk



SITUATION

Stockton is a pretty country village located in the lovely Wylde Valley, part of the Cranborne Chase National Landscape, and famous for its fly fishing and delightful scenery. The village has a historic church dating from the 12th Century and a pub, The Carriers with limited opening hours.

Just one and a half miles away is the larger village of Codford which has a petrol station/garage with a supermarket and post office, a primary school and vets. Also close by is Wylde which has a village pub, The Bell that incorporates a mini shop and micro-brewery. The nearest town is Warminster which offers a choice of supermarkets including Waitrose, shops, health and leisure facilities and a railway station with services to London, Bristol and Southampton.

Stockton is in an attractive rural but not isolated setting on the valley's picturesque 'back' road with the A36 trunk on the other

side of the River Wylde giving convenient access to the medieval cathedral city of Salisbury and Roman city of Bath both of which have comprehensive shopping, entertainment, arts and hospital facilities. The A303 is also nearby for London, the West Country and motorway network. South Wiltshire is well known for having several highly regarded schools in both the state and private sectors.

Stockton is surrounded by lovely undulating countryside ideal for a variety of rural pursuits including walking, riding, cycling and field sports. Racing is at Salisbury, Bath and Wincanton with golf at Tollard Royal, Warminster and Salisbury. There are a number of excellent country dining pubs in the villages and hamlets along the valley and there are several famous visitor attractions in the area such as the National Trust gardens at Stourhead, Longleat stately home and safari park, Wilton House and the World Heritage site of Stonehenge.

PROPERTY

Mayfield Cottage is an attractive modern home built in the early 1990's in the style of a traditional country cottage but with the benefit of modern building techniques and fittings. The external elevations to the front are mainly stone with brick detail whilst the rear is largely rendered with some clapperboard, all under a thatched roof.

In recent years the property has been thoroughly refurbished and altered resulting in a beautifully presented village residence with versatile accommodation. These works include the addition of an oak and glass extension with bi-fold doors to the garden resulting in the creation of a wonderful hub-of-the-house kitchen/dining/family room which, due to its southern aspect, enjoys a light and airy feel.

The rest of the living space comprises a welcoming reception hall, a good-sized double aspect sitting room with an inglenook

fireplace with a woodburner and French doors to the rear garden. There's also a study/snug on this level which could be used as an occasional 5th bedroom, a cloakroom and a utility/boot room with a dog shower. Upstairs the principal bedroom has a dressing area and a luxury en-suite shower room. There are three further bedrooms and a well-appointed family bathroom.

Other than the extension, both floors have underfloor heating and many of the rooms enjoy lovely South facing views over paddocks and the countryside beyond.

OUTSIDE

Mayfield Cottage has delightful grounds which at the front consist of a gravelled drive providing ample parking with an EV point and a path and steps up to a paved terrace. The South facing rear garden backs on to fields and has been most

attractively landscaped with areas of lawn, paved seating areas ideal with al fresco dining, established flower and shrub borders and ornamental trees.

OUTBUILDINGS

At the front is a detached brick and clapperboard double garage with a tiled roof. At the side is a garden shed and log store.

DIRECTIONS (BA12 0SQ)

From Tisbury proceed North to the Beckford Arms, turn right via Fonthill Park to Fonthill Bishop and then left to the A303. Turn right towards Andover, take the first slip road signed to Wylde and Stockton, at the T junction turn right to Stockton. The property will be on the left shortly before The Carriers.

What3words: majoring.regret.roost

TENURE

The tenure of the property is freehold.

SERVICES

Mains electricity & water, private drainage, oil fired heating and hot water.

LOCAL AUTHORITY

Wiltshire Council.

OUTGOINGS

Council tax band F

EPC

D (68) - Please refer to the agents for the complete certificate.

BROADBAND

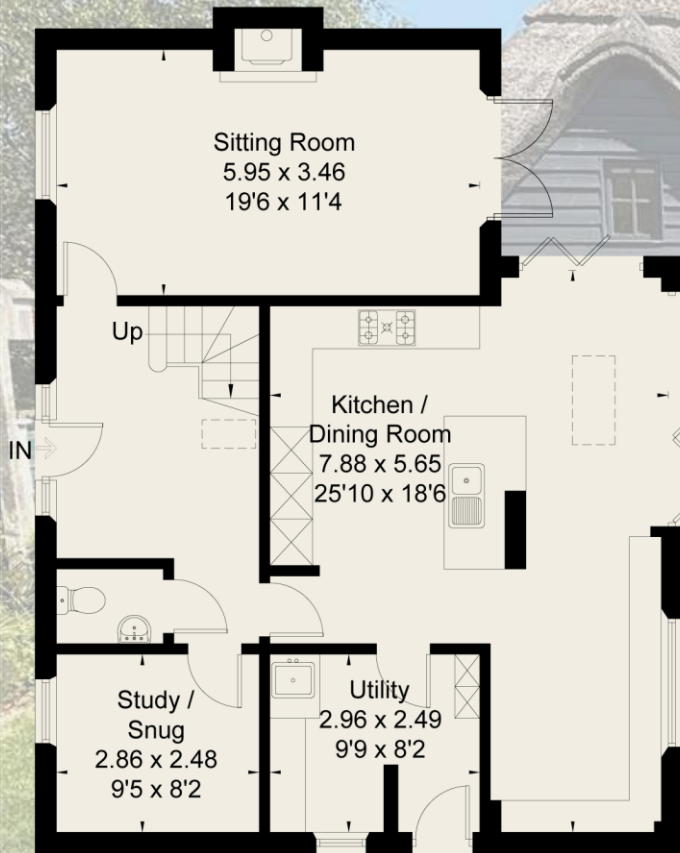
Download speeds from Ofcom:
Standard 14Mbps, Superfast 80Mbps, Ultrafast 1000Mbps

VIEWINGS

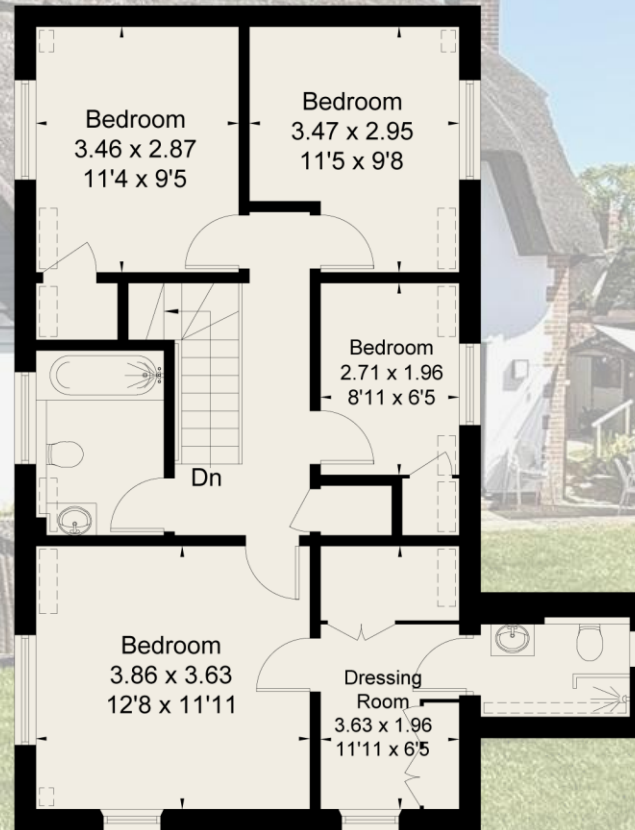
Strictly by appointment with Rural View.



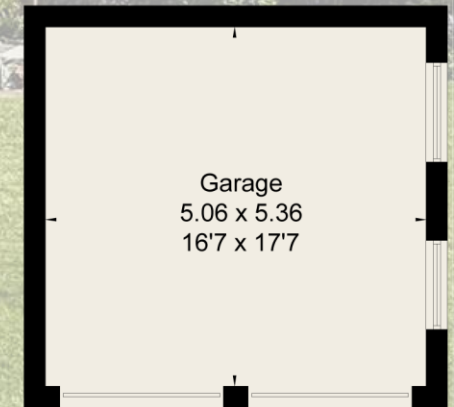
Approximate Floor Area = 155.3 sq m / 1672 sq ft
 Garage = 27.5 sq m / 296 sq ft
 Total = 182.8 sq m / 1968 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107747

NOTICE: Rural View (Salisbury) Ltd, their sub agents and their clients give notice that they have no authority to make or give any representations or warrants in relation to the property. These particulars have been prepared in good faith. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Rural View has not tested any services, equipment or facilities.



RV RURAL VIEW

RURALVIEW.CO.UK