

79 & 80 SHREWTON ROAD

CHITTERNE, WILTSHIRE



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Chitterne, Warminster, Wiltshire BA12 0LN

Codford 3.5 miles, Shrewton 5 miles, Warminster 8 miles, Westbury 12 miles, Salisbury 16 miles

A pair of cottages for refurbishment in an edge of village setting overlooking farmland being sold as two individual homes or potentially as one family house

No. 79: Sitting Room | Dining Room | Kitchen | Rear Lobby

Three Bedrooms | Bathroom

Parking | Garden

No. 80: Sitting Room | Kitchen/Dining Room | Utility Room | Cloakroom

Three Bedrooms | Bathroom

Double Garage | Parking | Garden & Amenity Land



RV RURAL VIEW

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SITUATION

The properties are located on the edge of the village of Chitterne which is situated amidst the gently rolling chalk downland on the southwestern edge of Salisbury Plain where it meets the lovely countryside of the Wylde Valley. The village has an active village hall, church, playground and cricket club whilst The Kings Head re-opened in 2025 as a community-owned pub. The nearby larger villages of Codford, Heytesbury and Shrewton have between them good everyday amenities including a choice of shops, post offices, primary schools, petrol stations, doctors' surgeries and vets. The town of Warminster is about 8 miles away and has supermarkets, shops, health and leisure facilities as well as a railway station with services to London, Bristol and Southampton whilst the station at Westbury has direct rail services to London (Paddington).

Chitterne is in a rural but not isolated setting being well placed for the region's main roads including the A36 which provides good access to the medieval cathedral city of Salisbury and Roman city of Bath whilst the A360 links to Devizes and Chippenham. The nearby A303 serves London, the West Country and the motorway network. The village is an excellent base for several highly respected schools in both the state and private sectors.

Chitterne is surrounded by open stretches of undulating countryside ideal for a variety of rural pursuits including walking, riding, field sports and cycling. Racing is at Salisbury, Bath and Wincanton with golf at Erlestoke, Tollard Royal, Warminster and Salisbury. There are several famous visitor attractions in the area such as Stourhead Gardens, Longleat Safari Park, Wilton House, Salisbury Cathedral and Stonehenge.

PROPERTIES

79 & 80 Shrewton Road are a pair of semi-detached former estate workers' cottages thought to have been built in the early 20th Century with rendered external elevations to the front and side under a tiled roof. Both properties require updating and improvement making them suitable for refurbishment. They are being offered for sale either as two separate homes or as an opportunity to create one large family home. They enjoy far reaching views across farmland to the front.

The accommodation of No. 79, the lefthand cottage, comprises on the ground floor a sitting room, dining room, kitchen and entrance lobby whilst upstairs there are three bedrooms.

No 80, on the right, is the larger of the two and has a sitting room, good-sized open plan kitchen/dining room, entrance porch/utility area and cloakroom downstairs and on the first floor are three bedrooms and a bathroom.

OUTSIDE

No. 79 has shared access off Shrewton Road to two parking spaces. To the rear is a lawned garden and a banked area.

No. 80 has a driveway providing off road parking and leads to a double garage and onto the garden which is laid to lawn with a banked area to the rear. Beyond the garages is a small copse/amenity area.

AGENTS NOTE

Both properties share flying freeholds, please refer to the agents for plans showing how they interact.

DIRECTIONS (BA12 0LN)

Travelling on the A303, exit at the A36 junction signed to Warminster. Proceed along the Wylye Valley, take the first turning on the right to Codford and then turn right to Chitterne. At the T-Junction turn right onto the B390 towards Amesbury, continue past the Tilshead turning towards Shrewton. The properties will be the last in the village on the left. What3words: dignitary.reclusive.pads

TENURE

The tenure of the properties is freehold.

SERVICES

Mains water and electricity, private drainage. No. 79 has oil fired heating and No. 80 has air sourced heating.

LOCAL AUTHORITY

Wiltshire Council.

OUTGOINGS

Council tax band D for both properties

EPC

No. 79 - E (53)

No. 80 - C (80)

Please refer to the agents for the complete certificate

BROADBAND

Download speeds from Ofcom:

No. 79 Standard 4Mbps, Superfast 62Mbps, Ultrafast 1000Mbps

No. 80 Standard 4Mbps, Superfast 55Mbps, Ultrafast 1000Mbps

VIEWINGS

Strictly by appointment with Rural View.

