SPRINGHEAD

SHERRINGTON, WILTSHIRE

RV
RURAL VIEW

SPRINGHEAD

8 Sherrington, Warminster, Wiltshire BA12 0SN

A DELIGHTFUL DETACHED COTTAGE IDYLLICALLY LOCATED IN THIS CHARMING VILLAGE

Sitting Room | Kitchen | Dining Conservatory | Study/Bedroom 3

Cloakroom | 2 Bedrooms | Bathroom

Parking | Garage | Garden

RURAL VIEW

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SITUATION

Sherrington is a quintessentially English village, mostly made up of charming period properties set around a scenic mill pond, which for many years formed working watercress beds. The conservation village is situated in the popular Wylye Valley, flanked by rolling hills and farmland on the northern fringe of The Cranborne Chase National Landscape. There are the remains of a 12th Century Motte, and the Church of St Cosmas & St Damian.

Close by, the larger village of Codford has a doctor's surgery and garage with a convenience store and post office. There is a vet, amateur theatre, village hall and sports field. Nearby Heytesbury offers a range of useful amenities, which include a church, shop/post office, primary school and two public houses (one currently under refurbishment).

Warminster is about 8 miles away, providing a variety of shops and supermarkets including Waitrose, Morrisons and Lidl, as well as a station (Salisbury to Bristol line) and sports centre, while close at hand is Bishopstrow Hotel & Spa, which offers membership and swimming.

The Roman City of Bath lies to the northwest (27 miles) and the Cathedral City of Salisbury to the southeast (18 miles), both of which offer a wide range of shops, restaurants, cultural and recreational facilities. Trains from Westbury to London (Paddington) take about 1hr 20mins and from Salisbury to London (Waterloo) about 1hr 30mins.

Opportunities for sporting pursuits include racing at Salisbury & Wincanton and golf at Rushmore, South Wilts and West Wilts, while the area is also well known for field sports, including fly fishing on the local chalk streams.

There is a wide selection of both state and private schools in the area, including Warminster School, Dauntseys, Salisbury Cathedral School and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools. Many places of interest to visit in the locality include the Longleat Estate, Old Wardour Castle, Sherborne Castle, Stourhead Gardens, Wilton House and Stonehenge.

PROPERTY

Dating from the turn of the Century and constructed of brick elevations under a tiled roof, Springhead is an attractive double fronted property with delightfully proportioned, light filled rooms and south west facing sash windows. Two reception rooms occupy the ground floor of the original house, and an attached outhouse has been converted into a fantastic vaulted kitchen, in turn opening into a dining conservatory. The kitchen is bespoke, with a slate work surface and fitted with an Aga range & and an integral dishwasher. The dual aspect sitting room has a fitted woodburner, and there is a cloakroom off the gable end study/snug, which has the capacity to be used as an occasional bedroom. On the first floor are two double bedrooms and a bathroom. The property is presented in good order, with modern fittings and fresh decoration.

OUTSIDE

Springhead is set in a magical spot, accessed via a pedestrian and 5-bar gate to a paved drive which is level to a small lawn and an old watercress bed. There are climbing roses, buddleia and wisteria, while mature shrubs edge the lane. To the rear is a quarry tiled terrace overlooking the pond, and a brick and timber garage, housing the boiler lies to side of the property.

DIRECTIONS (BA12 0SN)

Heading north along the valley road, go through Stockton and over the railway bridge. After ¼ mile, take the second turning into Sherrington and the property is on the right.

What3words: ///chat.tested.quietest

TENURE

The tenure of the property is freehold.

SERVICES

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

LOCAL AUTHORITY

Wiltshire Council. Council Tax Band C

EPC

F (31) Please refer to the agents for the complete certificate.

BROADBAND & MOBILE

Fibre broadband

EE good reception, other networks variable

VIEWINGS

Strictly by appointment with Rural View.

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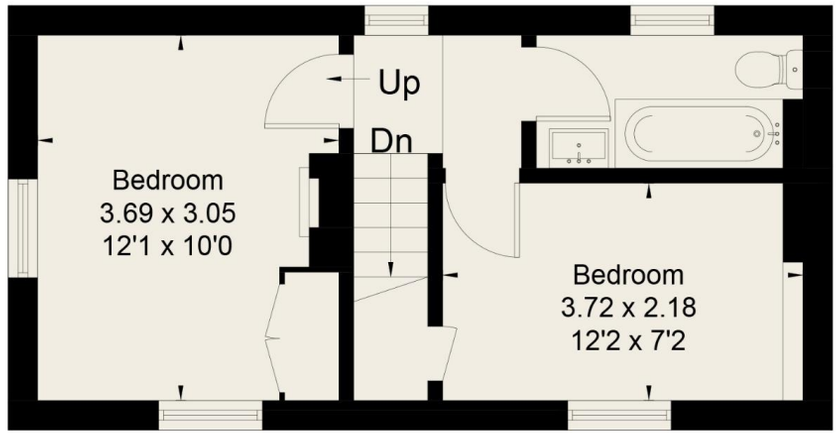
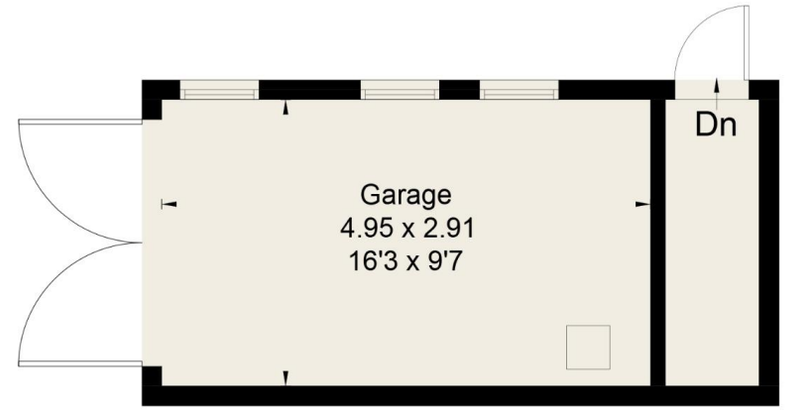
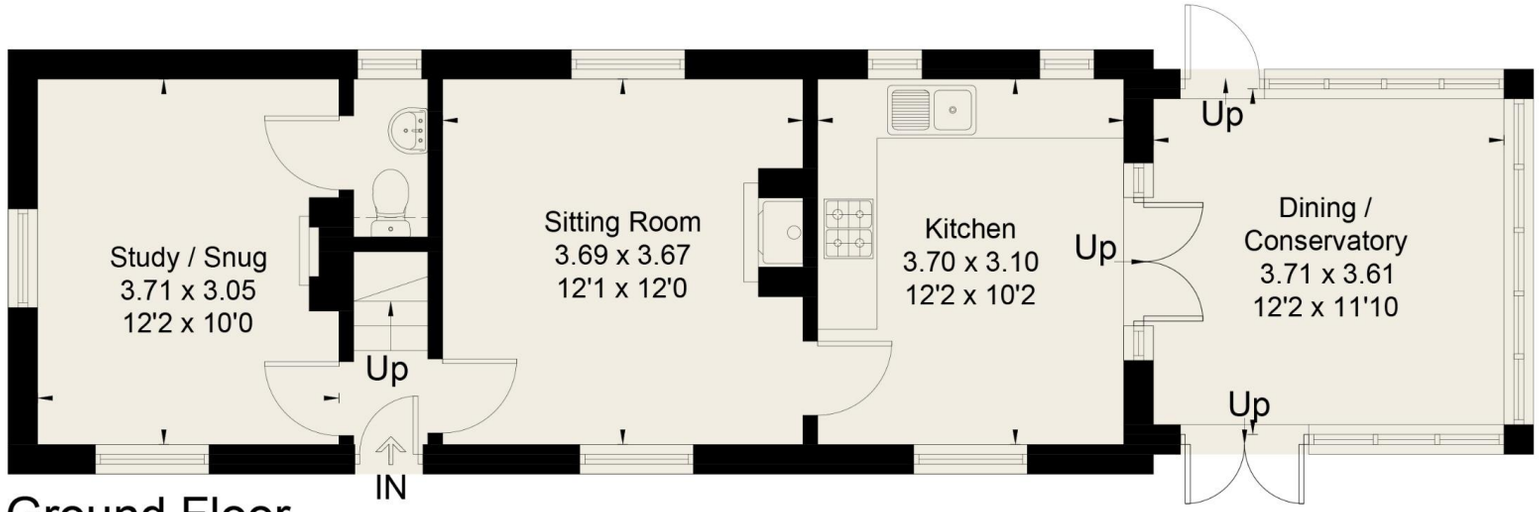
Approximate Floor Area = 82.4 sq m / 887 sq ft
Outbuilding = 17.1 sq m / 184 sq ft
Total = 99.5 sq m / 1071 sq ft



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

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 #114174

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