



**RV** RURAL VIEW

Riversdale Cottage  
Brixton Deverill - Wiltshire



Riversdale Cottage  
Brixton Deverill  
Warminster  
Wiltshire BA12 7EJ

A charming extended period cottage in a lovely rural village setting in the beautiful Deverill Valley with bags of character & offering good living space

- Country Walks on the Doorstep
- Sitting Room, Family Room & Study
- Spacious Open Plan Kitchen/Dining Room
- Four bedrooms & Two Bathrooms
- Reception Hall & Landing/Reading Area
- Cloakroom & Utility Room
- Delightful Garden & Parking

Viewing strictly by appointment via  
Sole Agents Rural View (Salisbury) Ltd  
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**Situation** The property is delightfully located in the small, pretty conservation village of Brixton Deverill in the heart of the Deverill Valley, part of the West Wiltshire Downs Area of Outstanding Natural Beauty. Meandering through the rolling downland countryside of the valley are the upper reaches of the River Wylfe whose chalk filtered clear waters are known for the quality of its trout fishing and which gives its name to the Wylfe Valley. There is a petrol station/shop and popular dining pub, The George Inn in the neighbouring village of Longbridge Deverill and good everyday shopping, doctors' & dentists' in the larger village of Mere. The nearby town of Warminster has Morrisons, Lidl & Waitrose supermarkets, leisure facilities and a railway station with services to Bath, Bristol and Salisbury with onward connections to London.

The towns of Bruton, Frome, Gillingham, Shaftesbury and Wincanton offer a choice of shopping and leisure amenities whilst the Roman city of Bath and medieval cathedral city of Salisbury offer more comprehensive shopping, hospital and cultural facilities. This is a lovely rural but not isolated setting with the A350 just a couple of miles away which links with the A303 and A36 trunk roads providing ready access to London (via the M3), the West Country and motorway network as well as to the South Coast. There are several excellent private and state schools in the area including Gillingham Secondary School, Kings Bruton, Sexseys, Port Regis, Sherborne, Downside, Dauntseys, Warminster and Clayesmore.

With miles of uninterrupted footpaths and bridleways, the area is ideal for walking and riding as well as other rural pursuits such as cycling, fishing and field sports. Racing is at Bath, Salisbury and Wincanton and there are golf courses at Warminster, Tollard Royal, Salisbury and Orchardleigh. Sailing is available at Shearwater on the edge of the Longleat estate, famous for its safari park, Elizabethan stately home and holiday centre. Other well-known visitor attractions close include the National Trust Gardens at Stourhead, Wilton House, Old Wardour Castle and the World Heritage prehistoric site at Stonehenge.



**Property** Riversdale Cottage is a detached L shaped country cottage that is thought to have late 17<sup>th</sup> Century origins with a mix of painted stone and rendered external elevations under thatched roofs. Over the last 20 years or so the property has been improved and extended whilst retaining much of its intrinsic period character creating a lovely, attractively presented home ideal for use as a primary family residence or country retreat.

The accommodation on the ground floor comprises a good-sized and welcoming reception hall with oak flooring, a charming double aspect sitting room with an inglenook fireplace, woodburner and opens out to a snug/family room. The spacious kitchen/dining room has been tastefully fitted with wooden units, oak work tops, oak flooring and bi-fold doors opening out to the garden. There is also a cosy study, cloakroom and a utility room on this level. Two sets of stairs lead to the first floor which has four bedrooms including a master bedroom with a vaulted ceiling and an en-suite bathroom, a landing/reading area and a family bathroom.

**Outside** There is a pretty, well-stocked cottage garden to the front bordered by a stone and brick wall whilst the gravelled drive provides off road parking and gives access via established yew hedging to the main area of garden which is mainly laid to lawn with shrub borders, a paved patio, vegetable beds and a wooden garden shed.







**Directions** Heading West on the A303 from London, around 7 miles after the A36 intersection take the right turn signed to Blandford and Warminster. At the T junction turn right on to the A350 towards Warminster, after half a mile take the first turning on the left to the Deverills. Drop down the long hill to Monkton Deverill, take the right fork and at the T junction turn right on to the B3095. Continue to Brixton Deverill and shortly after crossing over the River Wylfe the property will be found on the left by a turning into a no-through lane.

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

**Local Authority** Wiltshire Council (West) 0300 456 0109, Tax Band G

### **EPC Energy Efficiency Rating**

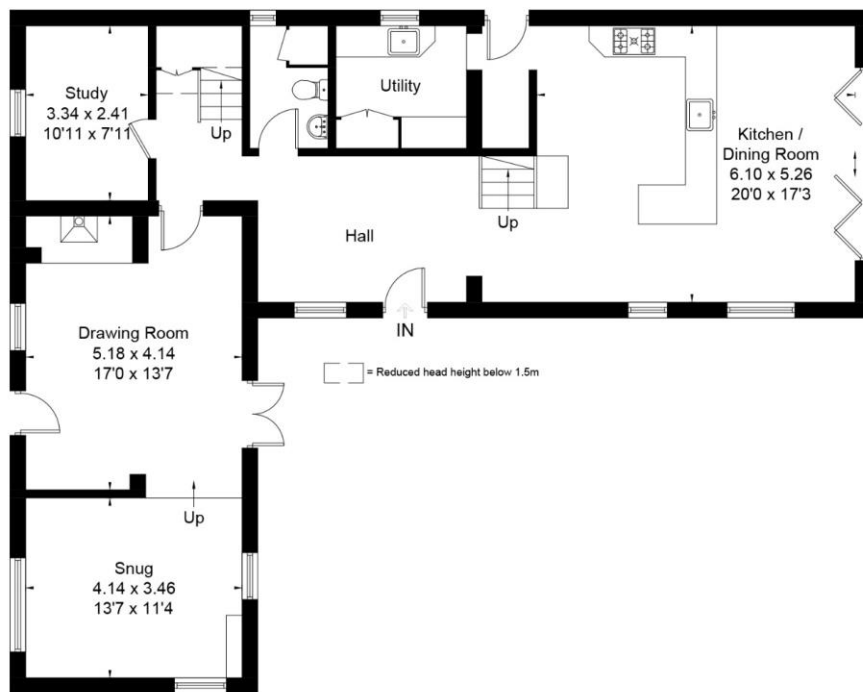
Current: 58 - Please refer to the agents for the Energy Performance Certificate

**Tenure** Freehold



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Approximate Area = 223.2 sq m / 2402 sq ft  
Including Limited Use Area (18.4 sq m / 198 sq ft)



Ground Floor



First Floor





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