



**RV** RURAL VIEW

Park Cottage  
Stockton - Wiltshire



Park Cottage  
38 Stockton  
Nr Warminster  
Wiltshire BA12 0SQ

A superbly presented remodelled & extended character cottage with light & airy open plan living space situated in a sought-after Wylfe Valley rural village location

- Desirable Wylfe Valley Village Setting
- Sitting Room & Family Room
- Well Appointed Kitchen/Dining Room
- 3 Bedrooms & 2 Bath/Shower Rooms
- Entrance Hall, Cloakroom & Utility Room
- Good-Sized Garden & Garden Room/Office
- Nearby Access to Country Walks

Viewing strictly by appointment via  
Sole Agents Rural View (Salisbury) Ltd  
01747 442500  
admin@ruralview.co.uk

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**Situation** Stockton is a pretty country village located in the lovely Wylfe Valley, part of the West Wiltshire Downs Area of Outstanding Natural Beauty and famous for its fly fishing and delightful scenery. The village has a quintessential, traditional pub, The Carriers Arms along the lane from the property and there is also a historic church dating from the 12<sup>th</sup> Century. The neighbouring hamlet of Boyton is home to the Ginger Piggery, once known for its Tamworth pork products and now a craft centre and cafe. A mini supermarket/post office and petrol station can be found at Codford (2 miles) which also has a primary school and vets whilst there is also a village shop in Wylfe (2 miles). The nearby town of Warminster (8 miles) has 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 Wylfe 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. Regional airports can be found at Bournemouth and Bristol. 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 as well as sailing at Shearwater near Crockerton. 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** Park Cottage is an attractive double fronted former estate worker's cottage with white rendered external elevations under a thatched roof and facing Southwards over open meadow land. Originally of much older origin, the property was rebuilt in 1962 and in 2020/21 comprehensively refurbished, altered and extended to a high specification to create a beautifully presented light & airy home ideal as a primary rural village residence or weekend retreat.

The tastefully decorated accommodation on the ground floor comprises a pleasant sitting room opening out to a spacious dining room with bi-fold doors to the garden, roof lights and open plan to the attractively fitted & equipped kitchen with shaker style units and marble work surfaces. There is also a sunny family room, entrance hall, utility/boot room and a cloakroom on this level. Upstairs are three good bedrooms, one having an en-suite shower room, and a family bathroom.

**Outside** A shared passageway leads to a wooden gate accessing the good-sized, level rear garden with a stone paved patio area by the dining room opening out to the large area of lawn which backs onto woodland with fruit and vegetable beds, and a cabinet housing the oil-fired boiler.

There are two outbuildings, one by the house has the hot water storage tank and storage space whilst the other is a large wooden cabin at the end of the garden in two parts, the front being an office/studio/summer house and the rear, a store.

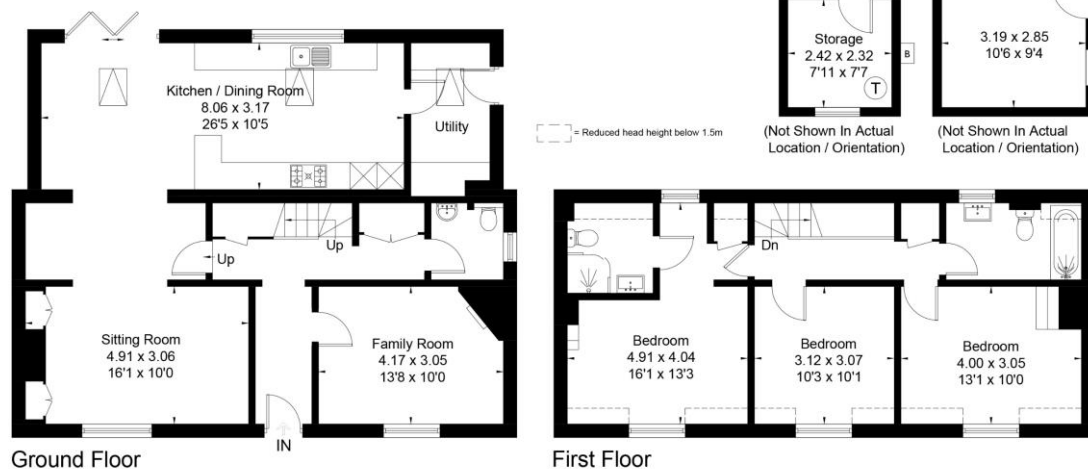


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Approximate Area = 143.5 sq m / 1545 sq ft  
 Outbuildings = 24.1 sq m / 259 sq ft  
 Total = 167.6 sq m / 1804 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 327437

**Directions** Heading West on the A303 from London, take the slip road after the A36 interchange signed to Wylve & Stockton. At the T junction turn right signed to Stockton and continue to the village, the property will be found on the right beyond The Carriers.

**Services** Mains water & electricity, communal sewage treatment plant, oil fired boiler for the heating & electric immersion heater for the hot water.

**Local Authority** Wiltshire County Council 0300 456 0100 - Council Tax Band D

### EPC Energy Efficiency Rating

Current: 66 (D) - Please refer to the agents for the complete EPC

### Broadband

Ofcom Download Speeds –  
 Standard: 14 Mbps Superfast: 80 Mbps Ultrafast: 1000 Mbps

**Tenure** Freehold

