



**RV** RURAL VIEW

37 Stockton  
Nr Warminster - Wiltshire



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Wiltshire  
BA12 0SQ

An attractive recently thatched cottage for refurbishment & with planning consent to extend situated in a pretty rural village surrounded by the beautiful Wylde Valley countryside

- Desirable Wylde Valley Village Setting
- Sitting Room & Dining/Family Room
- Kitchen, Rear Hall & Cloakroom
- Three Bedrooms & Bathroom
- Good-Sized Garden & Outbuilding
- Renovation & Extension Opportunity
- Nearby Access to Country Walks

Viewing strictly by appointment via  
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**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 quintessential traditional pub, The Carriers Arms (limited opening times) 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 and pub; The Bell in Wylde (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 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. 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** 37 Stockton is an attractive double fronted, mid-terraced former estate worker's cottage with white rendered external elevations under a newly thatched roof (June 2024) and facing Southwestwards over open meadow land. Originally of much older origin, the property was rebuilt in 1962 and now requires complete updating and modernising throughout making it an ideal refurbishment project.

The present accommodation comprises a sitting room with a fire, dining room with a solid fuel range, kitchen, rear hall and cloakroom on the ground floor with three bedrooms and a bathroom on the first. Planning consent was granted 20<sup>th</sup> June 2024 (PL/2024/03932) to remodel the ground floor and build a single storey extension that would provide a spacious kitchen/dining room, utility/boot room and a shower room.

**Outside** A shared passageway leads to a wooden gate accessing the good-sized, level rear garden backing onto woodland with an outbuilding/store. The garden has been cleared so as to present a 'blank canvas' to landscape and stock to a new owner's design and preference.



**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.



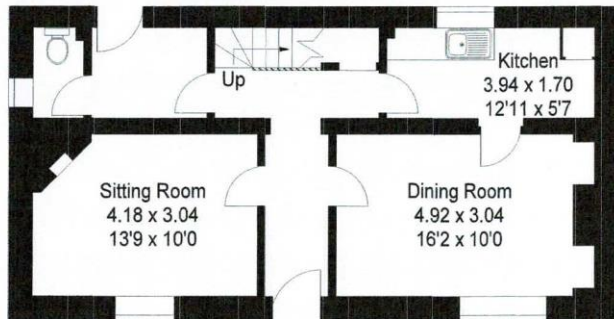


### 37 Stockton, BA12 0SQ

Approximate Gross External Area :- 140 sq m / 1506 sq ft

Approximate Gross Internal Area :- 112 sq m / 1207 sq ft

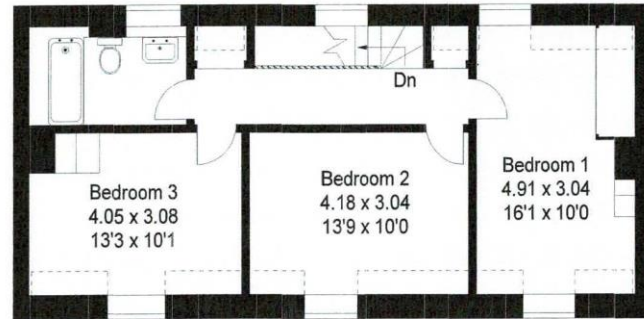
--- = Reduced headroom below 1.5 m / 5'0"



Ground Floor



Produced for J M Stratton & Co 2012  
This illustration is for identification purposes only.



First Floor

**Directions** Heading West on the A303 from London, take the slip road after the A36 interchange signed to Wylke & 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, shared private drainage (septic tank), electric immersion heater for the hot water, solid fuel heating.

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

### EPC Energy Efficiency Rating

Current: 43 (E) - Please refer to the agents for the complete EPC

### Broadband

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

**Tenure** - Freehold

