



For Sale

In

Codford



The Old Rectory

The Old Rectory forms the substantial part of a Grade II Listed building of special architectural or historic interest, which has long been divided into two attached dwellings with separate access to each. The property is well presented and its gracious style provides the perfect backdrop for this delightful family home.

Dating back to the 17th century, the house retains a great deal of character including well-proportioned rooms with good ceiling heights and plenty of natural light. The triple aspect drawing room has shuttered windows and an attractive fireplace with wood burning stove. The well fitted family kitchen, complete with Alpha range cooker, is at the heart of the house with, as its focal point, a charming dining recess with arched glass doors providing a westerly aspect across the garden.

There is excellent practical family space downstairs with a good sized laundry room beside the back door and a playroom/study approached from the drawing room.

The bedrooms and bathrooms are arranged over the first and second floors, the latter converted by the current owners from the attics. Some exposed stonework and roof timbers have been retained and this floor provides flexible accommodation ideal for teenagers, an au-pair or a guest suite.

The house is situated on the edge of Codford, a good sized Wylve Valley village with a newly refurbished shop, garage, doctors' surgery, pub, post office, theatre and primary school.

Wooden electric gates from the lane open onto a drive which culminates in parking space beside the house. The gardens are sheltered by mature trees and enclosed by walls, hedging and fencing. A terrace overlooking lawns adjoins the kitchen on the western façade and, to the east, steps lead up to a further lawned area

beside the former garage/stable block.

The double garage, serviced with water and electricity, is currently arranged as a substantial home office open to its full height providing a light and airy space ideal for a studio. In addition, two of the three former loose boxes have been knocked together to form a good sized games room. The third loose box is currently used for storage and there is a separate workshop beside the house together with a substantial shed in the garden.

Price Guide: £725,000

(Strutt & Parker, Salisbury)



Land registry Sold Prices

£485,000 10 Nov 1997

£1,177,500 17 January, 2012