



*For Sale*

*In*

*Codford*



**The Old School House**

**11 High Street, Codford St. Mary**

**Property features**

- Detached village house
- 4 bedrooms
- 3 reception rooms
- 2 bathrooms
- Gardens and double garage
- With scope for updating

**Property description**

As its name suggests, this was originally the Victorian village school, the date stone on the front being 1875, and it was converted in 1981, creating a comfortable family home. While there is now scope for further updating, there is an excellent amount of welcoming accommodation which might appeal to a variety of purchasers.

Codford is approximately 7 miles from Warminster and 13 miles from Salisbury and was once divided into Codford St Peter and Codford St Mary: It is now a large thriving village with a surprising amount of facilities.

The front door opens into the:-

**Entrance Porch** – Originally the “girls’ entrance to the village school with the original Victorian tiled floor, this is now a useful entrance lobby with ample room for coats, boots etc. A further door leads to the:-

**Hall** – With staircase to the first floor and an impressive exposed brick arched chimney stack (now obsolete).

**Cloakroom** – Fitted with a coloured suite of low level WC and wash hand basin; one wall light point and built in coat-cupboard.

**Sitting Room** – A spacious and light room with a large open fire under a cowl in a stone hearth. Glazed double doors lead out to the rear garden; two wall light points.

**Dining Room** – This looks out across the front garden towards open fields.

**Study** – At the rear of the house with a very useful range of built-in bookshelves, overlooking the rear garden.

**Kitchen/Breakfast Room** – With room for a table and chairs, this has wall and floor units with a worktop incorporating a twin bowl sink unit with mixer taps; built in Indesit electric oven with ceramic hob over and space and plumbing for a dishwasher. A door opens into the walk-in pantry – this is a small utility area with a stainless steel sink unit, large worktop and shelves; space and plumbing for a washing machine and space for a tall fridge freezer.

**First Floor** – The long landing opens out at one end with room for furniture, and has a deep walk-in airing cupboard with the lagged hot water tank, slatted shelving and a hatch to the roof space. A further built-in eaves cupboard provides further storage.

**Bedroom One** – The principal bedroom of the house has views across the front garden towards fields, and also over the rear garden; built –in double wardrobe, with door to:-

**Ensuite Bathroom** – Fitted with a coloured suite of low level WC, wash hand basin, bath with shower attachment and wall mounted medicine cabinet.

**Family Bathroom** – With a low level WC, wash hand basin and wall mounted shower with glass shower screen.

**Bedroom Two** – At the rear of the house, with built-in wardrobe with a hanging rail and wash hand basin.

**Bedroom Three** – Also at the rear of the house.

**Bedroom Four** – A good sized light double bedroom with window on two sides; wash hand basin.

**Outside** – The house is approached via a shared, private drive and leads up to the parking area and Double Garage, which has two up-and-over doors, electric power, light and the oil fired boiler.

The Garden at the front of the house is laid to lawn behind a low level wall and there is access on both sides of the house to the rear garden, which is not overlooked and part of which leads down to the

Chitterne Brook, currently with a chicken run on the boundary. Immediately behind the sitting room is a paved terrace and there is a further area of lawn, edged by mature shrubs and bushes.

Guide Price £435,000

Previously marketed by

**Myddelton & Major**



Land Registry Sold Prices

£282,000      23 August, 2002