



The Corner House, Green Lane, Codford BA12 0NY

Approximate Gross External Area :- 154 sq m / 1659 sq ft

Approximate Gross Internal Area :- 127 sq m / 1369 sq ft



This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobe to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

THE CORNER HOUSE

Green Lane, Codford, Wiltshire

Period Cottage With Parking & Courtyard
Garden Requiring Renovation

SITUATION

A36 0.5 mile, Warminster 8 miles, A303(Deptford) 3 miles, Salisbury 14 miles

Mainline Trains: Salisbury to London/Waterloo 88 minutes.

International Airports: Southampton 38 miles, Bristol 46 miles.

The Corner House is situated in the desirable village of Codford on the edge of Salisbury Plain and occupies an attractive central position. The property enjoys good communication links with the nearby A36 providing ready access to Warminster to the northwest and the A303 connecting to London & the West Country.

Education As well as the local Wylly Valley C of E Primary School, there is a good range of schools in the Warminster area including Kingdown and Warminster Schools. Further details for independents can be obtained from isc.co.uk or via schoolsearch.co.uk.

Local, Sporting & Recreational Codford is a large village being part of two conjoined parishes with St Mary's & St Peter's churches, with a good range of services including a sizeable village store/ petrol station and a doctor's surgery; the village does not have a pub, but there is the Codford village hall with the Broadleaze Bar, with more comprehensive shopping, sporting, cultural and education facilities found in Warminster. Good walking and cycling opportunities abound from the property with Salisbury Plain to the north. Sailing and water sports are available on the south coast within 40 minutes drive. Horseracing is at Newbury & Salisbury. Fishing can be enjoyed on the River Wylly nearby on licence via private clubs and organisations. Golf can be enjoyed at West Wilts & Erlestoke Clubs. See www.Wiltshire.gov.uk for further information.

THE CORNER HOUSE

The Corner House is semi-detached, having been separated from the George Public House and requires complete refurbishment throughout; with painted elevations to the front/ side and brick elevations to the rear under a slate roof; the property is a considerable project but will provide spacious & light accommodation, complimented by a courtyard garden, with an integral garage, which could be converted to living accommodation, subject to the necessary consents.

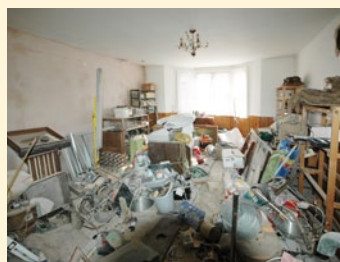
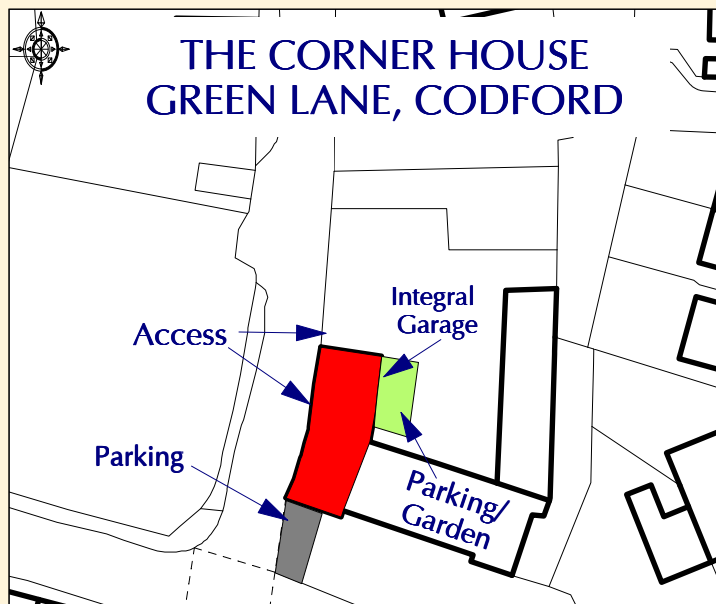
Approached off the village road, there is an allocated off road parking space to the front for one vehicle, plus shared vehicle access though wooden gates in Green Lane to the garden/ parking area & integral garage.

HOUSE

- A recently subdivided semi-detached Period house(1,369 ft²)
- 3 double bedrooms plus upstairs bathroom
- One large living room
- No central heating
- No onward chain



Phil Howard



AGENTS NOTES

Fox Grant and their clients give notice that:

They have no authority to make or give any representations or warranties in relation to the property.

1. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
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Local Authority Wiltshire County Council Tel: 0300 456 0100

Council Tax TBC.

Energy Performance Certificate (EPC) Band A – available upon request from agent

Services Mains electricity & water supplied to house but no meter installed. Private drainage via shared septic tank with Pub & Selwood Housing.

Fixtures & Fittings Unless mentioned specifically by separate negotiation.

Particulars Prepared in September 2018

DIRECTIONS

Postcode BA12 0NY

From Salisbury: head northwest on the A36, for about 13 miles, passing the A303 junction and take the first right hand turning for Codford. On entering the village the property can be found on the right hand side, attached to the George Public house.

VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. For further information or to book a viewing please contact Phil Howard or email phil@foxgrant.com

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& VILLAGE

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