

TOWN & COUNTRY
ESTATES



29 Manor Road, Upton Lovell, Warminster, Wiltshire, BA12 0JW

Guide price £300,000

LOCATION

Upton Lovell is a Village and civil parish in Wiltshire, which lies on the A36, in the Wylve Valley, about 5 miles (8.0 km) southeast of Warminster. Warminster offers a wide range of both shopping and leisure facilities including a library, sports centre, swimming pool, schools, churches, doctors and dentist surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo, whilst the nearby A303 provides excellent road links to London to the East and Exeter to the West. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and the Salisbury Plain.

DESCRIPTION

NO ONWARD CHAIN - A charming, spacious and extended two double bedroom Grade II listed Cottage, in the beautiful Wylve Valley. The accommodation comprises an entrance hall, sitting room, kitchen, dining room, utility room, shower room and two double bedrooms. A large drive to the front provides plentiful off road parking, with the good size rear garden providing far reaching views across the Valley. This sought-after Village boasts a delightful pub with a fine restaurant, a twelfth-century Church and a popular Village hall. Nearby Codford has a well-stocked local shop, a village garage, public house, two Churches and a Primary School.

ENTRANCE HALL

You enter the property via a wooden front door with inset obscure glass, there is tiled flooring, telephone point and wooden doors to the lounge, kitchen and shower room.

SITTING ROOM

6.0 X 4.7
(19'8" X 15'5")

The double fronted main living space has two windows to the front aspect, full of character there is an exposed brick fire place with stone hearth, wooden ceiling beams, TV point, two radiators, two matching wall lights, door to the dining room and a wooden staircase to the first floor.

DINING ROOM

4.1 X 3.0
(13'5" X 9'10")

The dining room has double glazed windows and double glazed French doors opening to the rear garden and providing views of the Wylve Valley. This room also has a radiator.

KITCHEN

3.3 X 3.0 MAX
(10'10" X 9'10" MAX)

The kitchen has a window to the rear aspect, a range of matching base and wall units with rolled top work surfaces, 1 ½ bowl sink unit with chrome mixer tap, a free standing cooker with extractor fan and light over, space for under counter fridge, a floor standing oil fired boiler (not currently working), exposed wooden ceiling beams, tiled flooring, radiator and a doorway to utility room.



UTILITY ROOM

2.7 X 2.0
(8'10" X 6'7")

There is a window facing the rear towards the garden, built-in storage cupboards, plumbing for both a washing machine and dishwasher, space for a tumble dryer, space for fridge freezer and a wooden stable door to rear garden.

SHOWER ROOM

The shower room has an obscure glazed window to front, close coupled W/C, pedestal basin with chrome mixer taps, tiled splash backs, enclosed shower cubicle with wall mounted Triton electric shower over, a radiator, an electric wall mounted heater and controls for underfloor heating.

FIRST FLOOR LANDING

The landing has a wooden arched chapel style window to the rear aspect, access to loft space and wooden doors to two double bedrooms.

BEDROOM ONE

4.7 X 2.8
(15'5" X 9'2")

The first double bedroom has a window towards front of the property and a radiator.

BEDROOM TWO

3.8 X 3.1
(12'6" X 10'2")

The second double bedroom has a window to front, airing cupboard and a radiator.

EXTERIOR

FRONT

You will find the a private driveway with parking for up to four vehicles, a planted border and a paved path to the front door with storm porch over and gated access to the rear garden.

REAR GARDEN

The good size, Country style rear garden abuts the Wessex main line railway line and has a paved patio area leading to lawn with two ponds, shed, oil tank and a wooden pergola, perfect for sitting and admiring the stunning far reaching views across the Wylde Valley.

ADDITIONAL INFORMATION

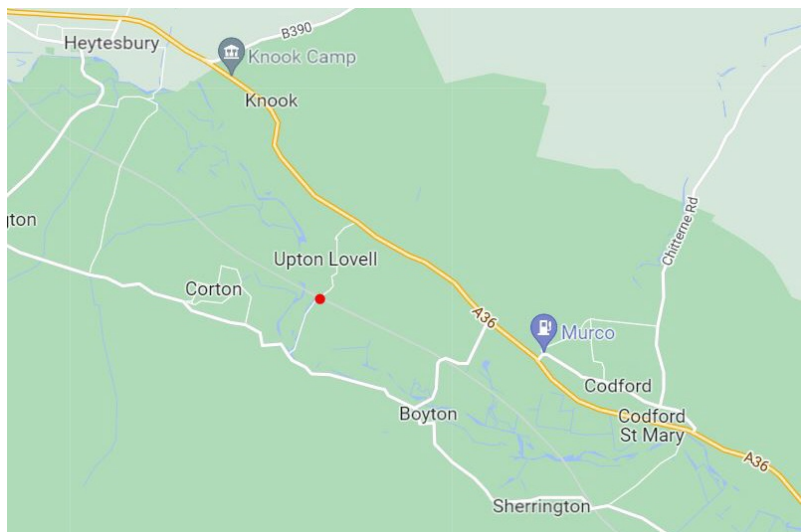
Council Tax Band - D

Please Note: This property is adjacent to the Wessex main line railway line.

DIRECTIONS

From the Warminster town centre, proceed out on B3414 Boreham Road, take the first exit on the roundabout onto the A36, right at the junction onto Manor Road. Follow this road to the level crossing and the property can be found on the left, next to the railway line.

**TO VIEW THIS PROPERTY PLEASE CALL
OUR TROWBRIDGE OFFICE ON 01225
776699 OR OUR WESTBURY OFFICE ON
01373 824444.**







GROUND FLOOR
1885 sq.ft. (175.1 sq.m.) approx.



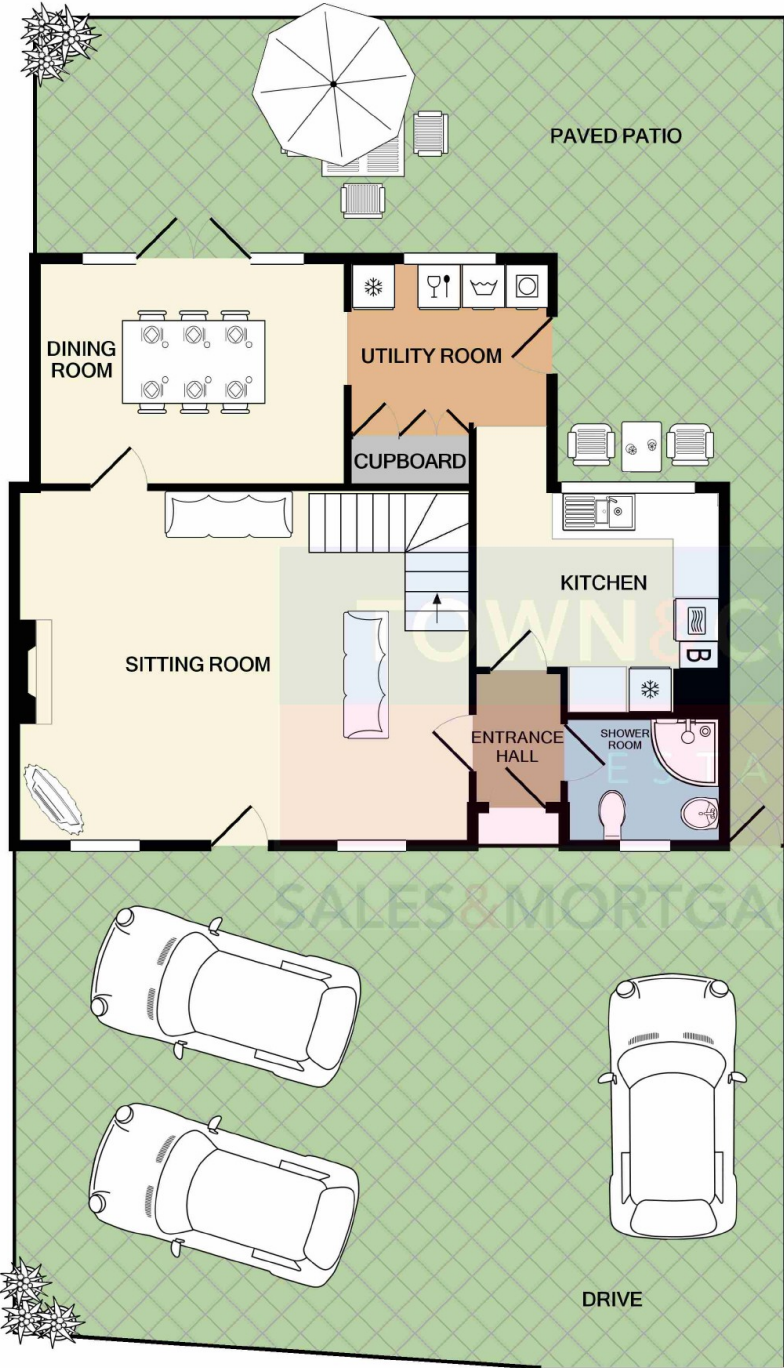
1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



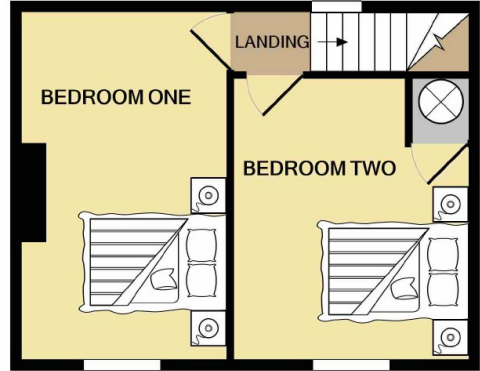
TOTAL FLOOR AREA : 2189 sq.ft. (203.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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GROUND FLOOR
 APPROX. FLOOR
 AREA 679 SQ.FT.
 (63.1 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 299 SQ.FT.
 (27.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 978 SQ.FT. (90.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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