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4 The Stables, Chitterne, Warminster, Wiltshire, BA12 0LU

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4 The Stables, Chitterne, Warminster, Wiltshire, BA12 0LU

Guide Price £280,000

A charming, two bedroom, two bathroom, period property which forms part of a small, private development, tucked away off a country lane in the popular village of Chitterne. The property benefits from a good sized and immensely private rear garden, allocated parking and NO ONWARD CHAIN

- Village Located, Stables Conversion
- Two Good Sized Bedrooms
- Sitting Room & Conservatory
- Bathroom & Shower Room
- Kitchen/Breakfast Room
- Private Garden
- Allocated Parking Space
- Quiet, Tucked Away Location
- CHAIN FREE

Freehold

EPC Rating D









A charming period property which forms part of a small, private development, tucked away off a country lane in the popular village of Chitterne. The property benefits from a good sized, well enclosed and immensely private garden and an allocated parking space. NO ONWARD CHAIN

The property offers accommodation over two floors comprising; welcoming entrance hall with stairs to first floor, lovely, light, dual aspect sitting room with French doors opening onto the garden, good sized kitchen with an excellent range of units, built in oven, hob and extractor and double doors opening into conservatory/sun room with French doors opening onto the garden, ground floor shower room, landing with Velux window, two bedrooms and a bathroom with white suite.

Externally; there is a good sized, predominately lawned garden with gravelled seating area, ornamental bushes and mature trees. The garden is well enclosed and enjoys a good deal of privacy.

Allocated parking space in the carpark next to The Stables.

The owners of the 8 properties in The Stables each have 1 share in The Stables Chitterne Management Company and pay a service charge of £440.00 per annum, which covers car park and courtyard lighting, upkeep of communal areas and maintenance of the private drainage treatment plant.

**Situation**
The Stables are pleasantly tucked away at the end of a country lane in a quiet backwater of the small village of Chitterne, surrounded by the wide-open spaces of the Salisbury Plain and should appeal to keen cyclists and ramblers alike. Chiiterne a close-knit village with a vibrant community spirit, a pub (The King's Head), a village hall, and a sports field. Further shops and services can be found in the nearby, larger villages of Codford and Heytesbury and there are good road links to Salisbury, Bath, and London via the A36/A303.

**Property Information**
Tenure; Freehold

Mains electricity, water and private drainage (treatment plant)

Electric heating

Council tax band; D

EPC Rating; D

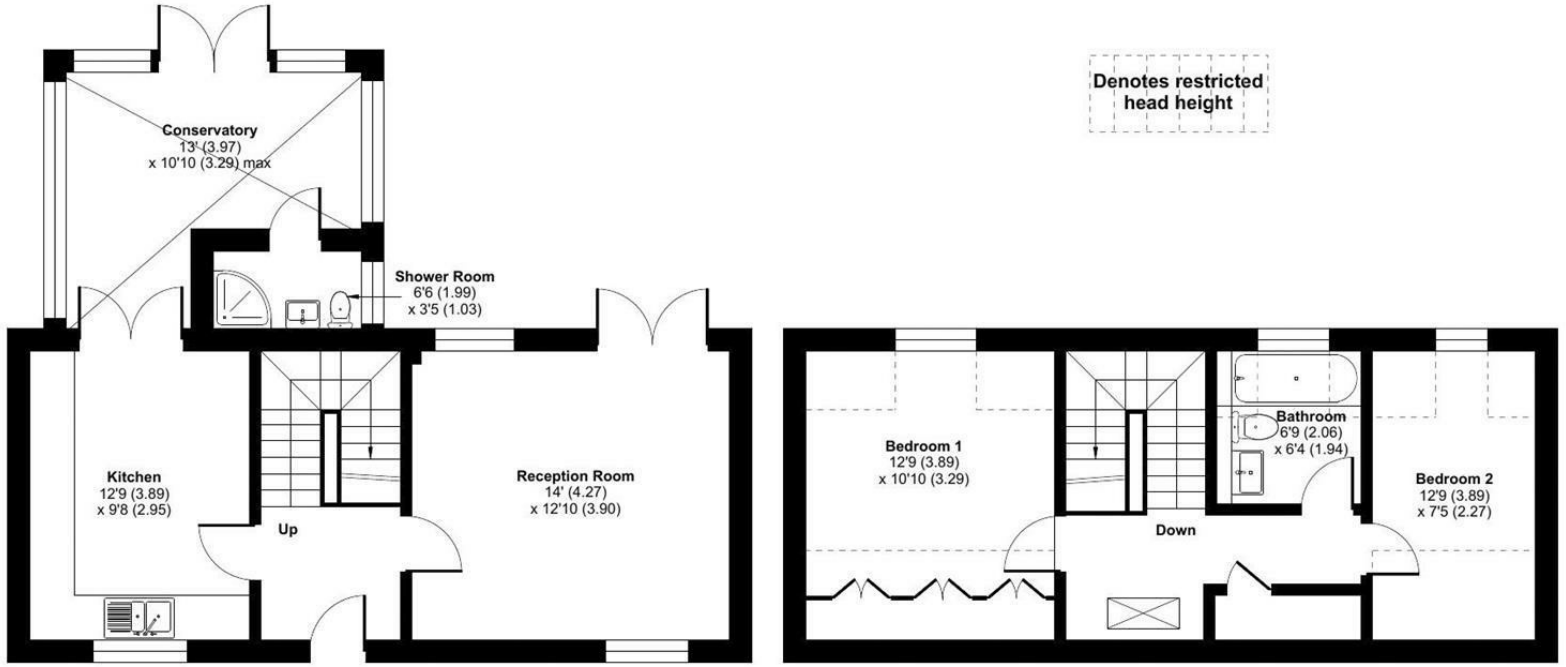






# The Stables, Chitterne, Warminster, BA12

Approximate Area = 844 sq ft / 78.4 sq m
Limited Use Area(s) = 119 sq ft / 11 sq m
Total = 963 sq ft / 89.4 sq m
For identification only - Not to scale




GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Strakers. REF: 1520996

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