



📍 10 Plough Cottages, Stockton, Warminster, Wiltshire, BA12 0SF

🏠 £325,000

A greatly improved, generously proportioned, three bedroom, two reception room, semi detached house with large, private gardens and useful outbuilding, which is pleasantly situated in quiet village of Stockton.

- Spacious, Semi Detached, Village House
- Three Good Sized Bedroom & Two Reception Rooms
- Open, Rural Outlook To The Rear
- Greatly Improved & Beautifully Presented Throughout
- Modern Kitchen & Newly Fitted Bathroom Suite
- Double Glazing & Central Heating
- Large, Private Gardens
- Quiet Village Location
- NO ONWARD CHAIN

🏡 Freehold

🏠 EPC Rating E



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The property enjoys a lovely rural outlook to the rear and offers excellent accommodation over two floors comprising; entrance hall, full depth, dual aspect sitting room with feature fireplace, dining room which is part open plan to a modern kitchen with cooker, dishwasher, built in cupboards and door to rear garden, two good sized double bedrooms with built in cupboards, one single bedroom with built in cupboard and a superb bathroom with newly fitted white suite and contemporary panelled walls.

Externally there is a lawned garden to the front with path to the front door and gated access to the rear. The rear garden is large, predominately lawned and incredibly private with large, mature trees to the side and open green space beyond. There is scope to extend the house to the side and/or rear (subject to the necessary consents being given).

Directly to the rear of the property there is a large store/workshop which has the potential to become a garden office. Adjoining the store/workshop there is a W.C and additional store.

The property benefits from new floor coverings, newly fitted bathroom suite, revamped kitchen, oil fired central heating, double glazing and has been redecorated throughout.

#### **Situation**

The quiet village of Stockton situated in the Wyle valley is approximately 10 miles from Warminster with cathedral city Salisbury a little further afield. The nearby village of Codford has a range of amenities such as a shop, post office, primary school, pre-school, pub, church and doctors surgery.

#### **Property Information**

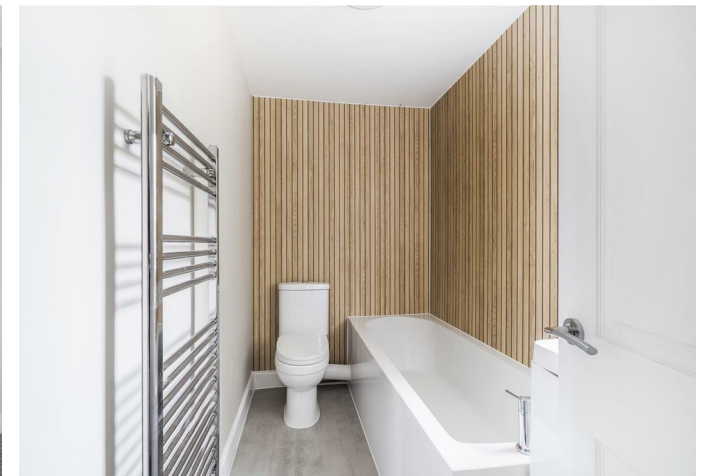
Council Tax Band; C

Freehold

Services; Mains Water, Drainage and Electricity

Oil Fired Central Heating

EPC Rating; E



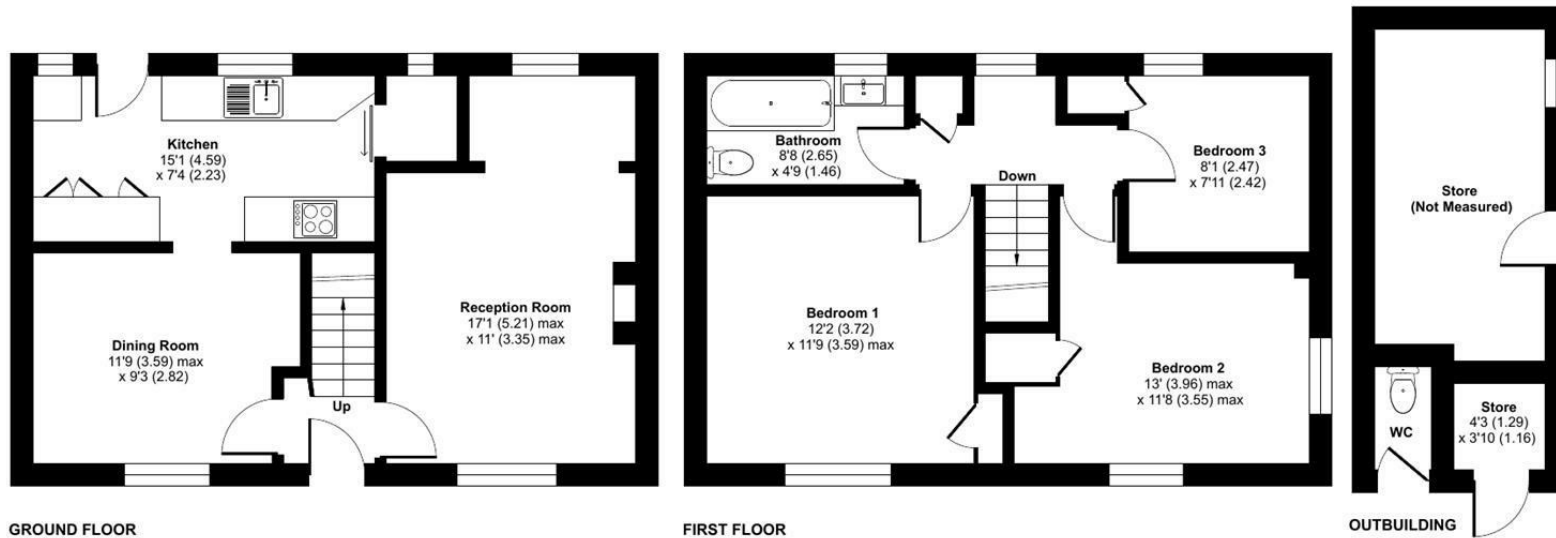
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Approximate Area = 908 sq ft / 84.3 sq m (excludes store)

Outbuilding = 26 sq ft / 2.4 sq m

Total = 934 sq ft / 86.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Strakers. REF: 1479696

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