



RV RURAL VIEW

Thenford
Kilmington - Wiltshire

Thenford
The Street
Kilminster
Warminster BA12 6RG

An exemplary restoration of a Grade Listed 18th Century village home on the Wiltshire/Somerset border with bags of character & impeccably presented versatile accommodation

- Rural Village Setting
- Open Plan Family/Dining Room
- Charming Sitting Room with Inglenook
- Well Appointed Fitted & Equipped Kitchen
- 4 Bedrooms & 3 Bath/Shower Rooms
- Hall, Spacious Landing, Utility Room
- Enclosed Garden and Parking Area

Viewing strictly by appointment via
Sole Agents Rural View (Salisbury) Ltd
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Situation The property is situated in the heart of the small rural village of Kilminster on the Wiltshire/Somerset border at the top of a long escarpment separating the two counties with the chalk downland of West Wiltshire to the East and the head of the Brue Valley to the West whilst North Dorset is just four miles away to the South. The village has a church with 15th Century origins, a home guard club dating from the 1940's, a cricket club and a pub, The Red Lion. Within two miles of Kilminster are the World-renowned National Trust owned gardens at Stourhead House and the famous local landmark of King Alfred's Tower.

A good selection of local shops can be found in nearby Mere which also has a doctor's surgery as does Bourton. The towns of Bruton, Frome, Gillingham, Warminster, Wincanton are all close by and offer a wider range of shopping facilities with the former being the home of the Hauser & Wirth Somerset art gallery. The region is well catered for with schools including a primary school 3.5 miles away in Zeals, a highly regarded secondary school & sixth form college in Gillingham and there are a number of excellent private schools within striking distance including Port Regis, Sandroyd, Kings Bruton, Bruton School for Girls, Warminster School, Sherborne and Downside amongst others.

Kilminster has excellent transport links close by with railway stations at Gillingham (London Waterloo), Bruton and Frome (both London Paddington) whilst the A303 provides road access to London, the West Country and motorway network. Set amidst attractive undulating countryside forming part an Area of Outstanding Natural Beauty, Kilminster is an excellent base from which to explore the many miles of local footpaths and bridleways and there are a variety of rural pursuits available including walking, riding, cycling and field sports. Sailing can be found at Shearwater near Warminster, racing is at Salisbury, Bath and Wincanton and golf at Orchard Leigh, Tollard Royal, Warminster and Westbury.



Property Thenford was once part of a pair of Grade II Listed thatched cottages thought to date from the 18th Century and which included the village post office. Together with an attached barn, over the years the buildings became derelict but in recent times they have been comprehensively and sympathetically renovated with tremendous care taken to preserve and indeed, enhance their intrinsic period feel whilst at the same time successfully incorporating contemporary fittings. The quality of the work is such that they were shortlisted for the Salisbury Civic Society Buildings Awards.

This beautifully presented and stylish semi-detached home offers charming, versatile accommodation which is full of character and on the ground floor includes a double aspect family/dining room, a cosy sitting room with an inglenook fireplace and a kitchen fitted with high quality appliances. There is also a bedroom with an en-suite bathroom and a utility room on this level. Upstairs there is a good-sized landing, three bedrooms, one with an en-suite shower room and a family bathroom.

Outside To the front of the property is an area of parking with a side gate leading to the garden which comprises a generous area of lawn which is bordered by a mix of stone walls, wooden fencing and mature hedging with a gravelled area to the rear.



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Approximate Floor Area = 181.6 sq m / 1955 sq ft



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Directions Heading West on the A303, take the slip road just after Mere signed to Zeals and Stourhead, turn right onto the B3092 towards Frome for around three miles passing by the entrance to Stourhead and the turning to Kilmington Common. Shortly after The Red Lion pub take the left turn to Kilmington and follow the lane into the centre of the village where the property will be found on the right.

Services Mains water and electricity, electric heating and shared private drainage

EPC Energy Efficiency Rating

Current: 32 - Please refer to the agents for the complete EPC

Local Authority Wiltshire Council (West) 0300 456 0109, Tax Band E

Agents' Note The area of wild garden beyond the fence is included.

